

# \$69,000 - 104a, 5611 10 Avenue, Edson

MLS® #A2193866

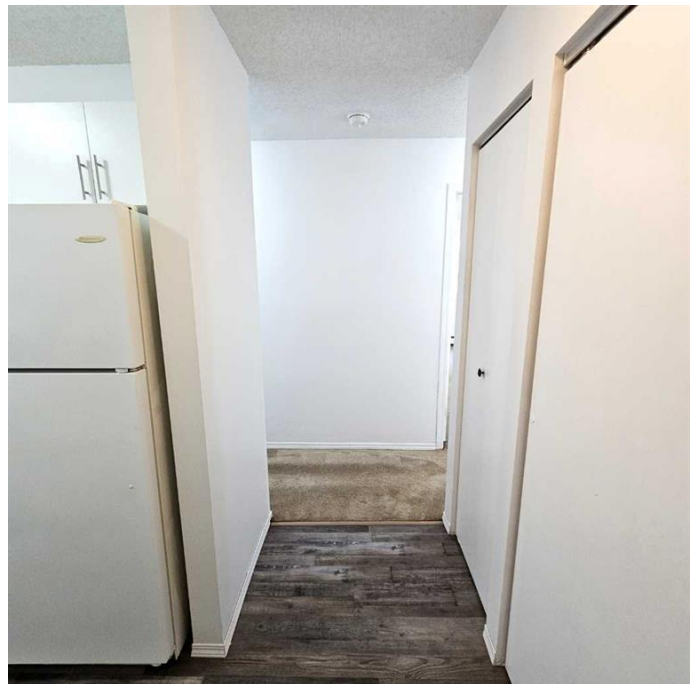
**\$69,000**

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

A fantastic investment opportunity awaits! This 2-bedroom unit is on the main floor of Mountain Vista Condos Building A on the north side of the building and is conveniently located close to the east end entrance and parking lot access door. All rooms are a good size and have either carpet or linoleum. The galley-style kitchen is equipped with full-sized appliances (fridge, stove and dishwasher) and plenty of white cabinets with new hardware. The spacious living room has sliding doors to the large patio area that is great for BBQing or enjoying the outdoors. Down the hall, there's two good-sized bedrooms, an upgraded 4-piece bathroom, and an in-suite storage room. The unit's entrance hosts a large closet and an additional closet for a pantry or linen closet. This unit has just had a fresh coat of paint, the carpets cleaned, new light fixtures installed, and an ozone treatment was performed for a fresh space for its new occupant. The building's laundry room is conveniently located just down the hall and has upgraded machines operated by a Coinomatic card system. Building security includes interior hallway and entrance cameras and each entrance has fob controlled access for tenants and an intercom system for guests. The large parking lot provides one powered spot for each unit and there's lots of street parking for guests. Mountain Vista Condominiums are professionally managed by Realty Canada, and there is an onsite manager with an office in Building A.



There's a great Condo Board in place and the Condo Corporation has a healthy Reserve Fund. The complex is located in the Westhaven neighborhood, close to schools, shopping, recreation, and the Town's trail system. This unit can be self-managed or managed by a property manager for a hassle-free investment. Whether you're looking to start out in the real estate market or for an investment property, this Condo is worth a look. This unit is currently vacant, and quick possession is available for its new owner.

Built in 1978

### Essential Information

MLS® #	A2193866
Price	\$69,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	773
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### Community Information

Address	104a, 5611 10 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1R4

### Amenities

Amenities	Coin Laundry, Parking, Trash, Visitor Parking
Utilities	Electricity Connected, Garbage Collection, Sewer Connected, Water

Connected, Cable Connected  
Parking Spaces 1  
Parking Off Street, Parking Lot, Stall,

### Interior

Interior Features Laminate Counters, Storage,  
Appliances Dishwasher, Range Hood, Re  
Heating Baseboard, Natural Gas, Hot  
Cooling None  
# of Stories 3

### Exterior

Exterior Features Lighting, Rain Gutters  
Roof Asphalt Shingle  
Construction Wood Frame, Wood Siding



### Additional Information

Date Listed February 12th, 2025  
Days on Market 68  
Zoning R3

### Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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