

# **\$59,000 - 215b, 5611 9 Avenue, Edson**

MLS® #A2195952

**\$59,000**

2 Bedroom, 1.00 Bathroom, 773 sqft

Residential on 0.00 Acres

NONE, Edson, Alberta

An investment opportunity awaits! This 2-bedroom unit is on the second floor of Building B and has a southern view. All rooms are a good size and have either carpet or linoleum. Galley style kitchen with full sized fridge, stove and dishwasher. Huge living room with patio doors to the balcony that is great for BBQing or enjoying the outdoors. There's a 4-piece bathroom, a large in-suite storage room and large closet storage space in the unit's entrance. The building's laundry room is on the lower level 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. Large parking lot provides one powered spot for each unit and other spots available for a monthly fee. 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® #         | A2195952          |
| Price          | \$59,000          |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 773               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 215b, 5611 9 Avenue |
| Subdivision | NONE                |
| City        | Edson               |
| County      | Yellowhead County   |
| Province    | Alberta             |
| Postal Code | T7E 1R5             |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Coin Laundry, Parking, Snow Removal, Trash, Visitor Parking   |
| Utilities      | Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected |
| Parking Spaces | 1   |
| Parking        | Assigned, Off Street, Stall, Parking Lot, Plug-In   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, Storage, Vinyl Windows      |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Stove(s) |
| Heating           | Baseboard, Natural Gas, Hot Water              |
| Cooling           | None   |

# of Stories 3

## Exterior

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

## Additional Information

Date Listed March 11th, 2025  
Days on Market 55  
Zoning R3

## Listing Details

Listing Office ROYAL LEPAGE EDSON REALTY



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