

\$65,500 - 304b, 5611 9 Avenue, Edson

MLS® #A2269617

\$65,500

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 3rd floor of Mountain Vista Condos Building B on the North side of the building. 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 cabinets. The spacious living room has sliding doors to the large balcony that is great for BBQing or enjoying the outdoors. Down the hall, there's two good-sized bedrooms, a 4-piece bathroom, and an in-suite storage room. The building's laundry room is located on the main 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. 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 and reasonable monthly condo fees. 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 tenanted (long term tenant) on a lease making it a great turn-key investment property.

Built in 1978

Essential Information

MLS® #	A2269617
Price	\$65,500
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	304b, 5611 9 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1R5

Amenities

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

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Storage,
-------------------	--

	Vinyl Windows
Appliances	Range Hood, Refrigerator, Stove
Heating	Baseboard, Boiler, 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	November 12th, 2025
Days on Market	4
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

