

\$75,500 - 316b, 5611 9 Avenue, Edson

MLS® #A2269620

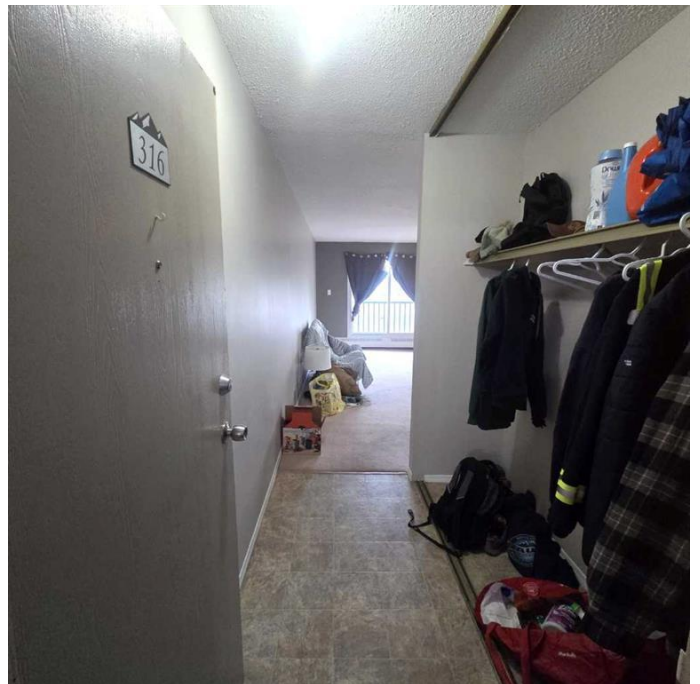
\$75,500

3 Bedroom, 2.00 Bathroom, 976 sqft

Residential on 0.00 Acres

Edson, Edson, Alberta

A fantastic investment opportunity awaits! This 3-bedroom, 1.5 bathroom unit is on the 3rd floor of Mountain Vista Condos Building B on the northwest 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 patio area that is great for BBQing or enjoying the outdoors. Down the hall, there's three good-sized bedrooms with the primary bedroom having a walk-thru closet and 2 piece ensuite, a 4-piece bathroom, and a large in-suite storage room. The unit's entrance hosts a large closet for storing your gear. This unit has recently been painted and is in good condition. The building's laundry room is located on the main floor 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 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 current tenanted (just moved in) which makes for a great turn-key investment property.

Built in 1978

Essential Information

MLS® #	A2269620
Price	\$75,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	976
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	316b, 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

Parking Spaces 1
Parking Assigned, Off Street, Parking

Interior

Interior Features Laminate Counters, No Anim
Appliances Dishwasher, Range Hood, Re
Heating Baseboard, Boiler, Hot Water
Cooling None
of Stories 3

Exterior

Exterior Features Balcony, Lighting, Rain Gutte
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

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