



**GRASSROOTS**  
REALTY GROUP

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#208B, 5611 9 Avenue  
Edson, Alberta

MLS # A2350401



**\$79,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Edson                              |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Multi Level Unit         |        |                   |
| Size:     | 987 sq.ft.                         | Age:   | 1978 (48 yrs old) |
| Beds:     | 3                                  | Baths: | 2                 |
| Garage:   | Off Street, Stall                  |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                 |            |        |
|-------------|---------------------------------|------------|--------|
| Heating:    | Hot Water                       | Water:     | -      |
| Floors:     | Carpet, Linoleum                | Sewer:     | -      |
| Roof:       | Asphalt Shingle                 | Condo Fee: | \$ 580 |
| Basement:   | -                               | LLD:       | -      |
| Exterior:   | Wood Frame, Wood Siding         | Zoning:    | R3     |
| Foundation: | -                               | Utilities: | -      |
| Features:   | No Animal Home, No Smoking Home |            |        |

|             |     |
|-------------|-----|
| Inclusions: | N/A |
|-------------|-----|

Well priced 3 bedroom, 1.5 bath condo in Mountain Vista B building! Home will be vacant and immediate possession available October 15th onward. There is one powered parking stall , and your water, gas (heat), garbage, and some insurance and reserve fund study fees and included in the condo fees. A great investment or starter home!