

\$67,500 - 105a, 5611 10 Avenue, Edson

MLS® #A2269616

\$67,500

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 main floor of Mountain Vista Condos Building A on the south 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. 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, a 4-piece bathroom, and an in-suite storage room. 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 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® #	A2269616
Price	\$67,500
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	105a, 5611 10 Avenue
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1R4

Amenities

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

Interior

Interior Features	Laminate Counters, No Ani Vinyl Windows
Appliances	Dishwasher, Range Hood, Re
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	5
Zoning	R3

Listing Details

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
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