

780-832-5880

cord@gpremax.com

## 217A, 5611 10 Avenue Edson, Alberta

MLS # A2099380



\$104,999

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	983 sq.ft.	Age:	1975 (50 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Off Street		
Lot Size:	-		
Lot Feat:	-		

**Heating:** Water: **Public** Baseboard, Boiler, Natural Gas Floors: Sewer: **Public Sewer** Linoleum, Vinyl Roof: **Condo Fee:** \$ 575 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Vinyl Siding, Wood Frame R-3 - High Density Reside Foundation: **Utilities:** Electricity Connected, Natural Gas Connected

Features: Ceiling Fan(s)

Inclusions: none

Don't miss this beautifully upgraded 3-bedroom, 2-bathroom apartment-style condominium located on the second floor in the desirable Mountain Vista community. This spacious home features an open-concept kitchen and dining area, perfect for entertaining or family meals. The large living room boasts sliding doors that lead to your own private balcony, providing a great spot to relax and enjoy the view. The master bedroom includes a convenient 2-piece ensuite, while two additional well-sized bedrooms share a full 4-piece bathroom. Additional storage space ensures you have room for everything, and the location couldn't be more ideal—close to schools, downtown, and shopping, making it a perfect choice for families or an excellent investment opportunity. Located in a secure building with onsite management.