

# \$112,000 - 107b, 5611 9 Avenue, Edson

MLS® #A2223171

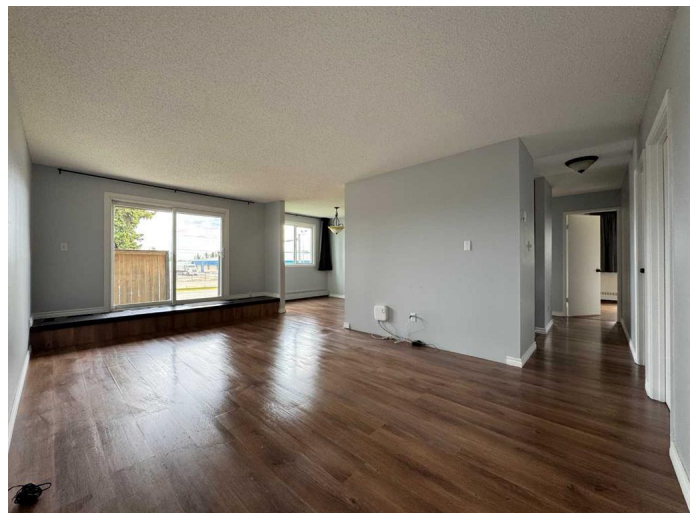
**\$112,000**

3 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

NONE, Edson, Alberta

PERFECT INCOME PROPERTY OR CONVENIENT CONDO LIFESTYLE FOR THOSE WHO DON'T WANT TO SHOVEL OR MOW LAWN! THIS UNIT IS SPECIAL - IT HAS IN-SUITE LAUNDRY! Spacious, clean, and newly painted throughout, featuring 3 bedrooms & 2 bathrooms (main bath is 4pc and primary bedroom is 2 pc ensuite and walk in closet). This beautiful condo has been extensively updated and is on the main level of the building with its' own additional private entrance via the keyed patio door. The kitchen has gorgeous maple cabinets and is complete with 4 full sized black appliances and stylish black ceramic floor tiles. There is an open concept dining room and living room, office/den, laundry room with stackable washer/dryer plus storage space. Floors are laminate and tile (no carpet)! Extensive renos include: NEW paint throughout; new popcorn ceiling in main area & hallway; main bath has new white subway tile surround & backsplash, new gleaming black countertop; updated kitchen has new gleaming black countertops, white subway tile backsplash, updated dishwasher; updated washer/dryer, updated flooring in living room & hallway. Recent building updates include newer windows/patio doors, landscaping, and exterior paint. Condo fees include heat, hot water, sewer, water, building management/caretaker, garbage removal, snow removal, yard maintenance, exterior building and maintenance of common areas. Parking is included (outdoor in parking



lot). Just across from Vanier K-6 Elementary School! Close to playgrounds, other schools, paved walking trails, recreation center/pool, shopping, grocery, and various other amenities. This is a great and affordable condo that is move in ready - quick possession is an option!

Built in 1978

### **Essential Information**

MLS® #	A2223171
Price	\$112,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,063
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	107b, 5611 9 Avenue
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1R5

### **Amenities**

Amenities	Laundry, Parking, Snow Removal, Trash
Parking Spaces	1
Parking	Off Street, Stall, Paved

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Range
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

## Exterior

Exterior Features	Private Entrance
Roof	Asphalt Shingle, See Remarks
Construction	Vinyl Siding

## Additional Information

Date Listed	May 18th, 2025
Days on Market	15
Zoning	R4
HOA Fees	570
HOA Fees Freq.	MON

## Listing Details

Listing Office	CENTURY 21 TWIN REALTY
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