



GRASSROOTS
REALTY GROUP

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30, 810 56 Street
Edson, Alberta

MLS # A2237512



\$107,000

Division:	Edson		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,280 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	Public
Floors:	Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	-
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	-		

Inclusions: small shed

This 3 bedroom, 2 bathroom mobile is in pristine condition. It is spacious and bright and spotless. There have been numerous updates and maintenance performed in the recent years which includes flooring (2015), water heater (2021), heat tape and insulation to all sewer and water lines (2021), shingles (2019), eavestroughs, leaf guards, downspouts (2019), stove, washer, dryer (2018), refrigerator (2023), duct cleaning (2019) and the furnace was checked in 2022! This mobile was also built as a "Yukon" package which means it was built for cold weather. At one end of the home the large primary bedroom has a walk in closet and ensuite while the other two bedrooms are at the opposite end with a bathroom and large entrance. The 2nd bedroom has a beautiful built in murphy bed! If you are looking for a well maintained home then this is it.