



5503 51 Street
Edgerton, Alberta

MLS # A2284960



\$64,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,665 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	RMH1
Foundation:	Block, Pillar/Post/Pier	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Storage		

Inclusions: None

This spacious home offers a great opportunity for first-time buyers and investors alike, set on a quiet 50 ft x 163 ft lot in the welcoming community of Edgerton. Ideally located just steps from a community playground, with an open field behind, this property offers both privacy and a family-friendly setting. Inside, the home offers approximately 1,665 sq. ft. of living space, thanks to two thoughtful additions. The bright and spacious kitchen easily accommodates a breakfast table and flows into a large dining area, making it ideal for everyday living and entertaining. From there, step into the inviting sunken family room, a cozy space to relax and unwind. The layout is completed by four bedrooms, two bathrooms, and a separate laundry room, offering flexibility for families, guests, or rental potential. Recent updates include laminate flooring, adding a fresh and functional feel throughout. A spacious entry provides ample room for storage or a practical utility/workspace. The home features a single detached garage with rear alley access, along with a convenient front parking pad. The tidy, partially secluded yard creates a comfortable outdoor space—perfect for enjoying warm summer evenings near the main entry. A solid home in a peaceful location with room to grow—this property is well worth a look. ****This home has recently had new a furnace and hot water tank installed.****