



**5508 51 Street  
Edgerton, Alberta**

**MLS # A2297432**



**\$119,900**

<b>Division:</b>	Edgerton		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,469 sq.ft.	<b>Age:</b>	1994 (32 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Welcome to this well-maintained mobile home in the quiet community of Edgerton, ideally located directly across from a park and playground with convenient sidewalks right out front. This property offers excellent functionality with a spacious heated front addition that serves as a dual-entry porch—perfect for coats, boots, and extra storage, keeping your main living space clean and organized year-round. Step inside to an inviting open-concept layout featuring vaulted ceilings that create a bright and airy feel throughout. The large living room is filled with natural light from a generous south-facing window and flows seamlessly into the dining area and kitchen, where you’ll find ample cupboard and counter space for everyday living. Patio doors off the dining room provide direct access to the deck, making it easy to enjoy outdoor living. The home features a thoughtful layout with a rear entry that includes laundry and access to the back deck. The primary bedroom is privately situated and offers convenient access to a four-piece bathroom—creating a semi-ensuite feel—along with two windows that bring in plenty of natural light. Two additional bedrooms provide flexibility for family, guests, or a home office, including one with an oversized window that enhances the bright and welcoming atmosphere. A second four-piece bathroom serves as the main/guest bath. Outside, you’ll appreciate the aluminum-railed decks for low-maintenance enjoyment, as well as a rear parking pad with alley access for added convenience. A great opportunity for affordable living in a family-friendly location—just steps from green space and outdoor amenities.