



605 40A Street
Edson, Alberta

MLS # A2301568



\$308,500

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home-Single Wide | | |
| Size: | 1,233 sq.ft. | Age: | 2004 (22 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot | | |

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|--------------------|-------------------------------|-------------------|---|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | RMH |
| Foundation: | Piling(s), Poured Concrete | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features: | Ceiling Fan(s) | | |

Inclusions: N/A

Perfect 3 Bedroom with an oversized double detached heated garage in a cul-de-sac location. This property backs onto to walking trails. Large kitchen with built in China Cabinet. Two of the bedrooms can accommodate a king sized bed. The master has 4 piece bathroom and a walk in closet. Extra features are air conditioning, triple paved driveway and a covered deck.