



130, 810 56 Street
Edson, Alberta

MLS # A2302972



\$89,000

Division:	Edson		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,216 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

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

Features: High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed

Welcome to this nicely upgraded 2000-built modular home offering a bright and functional open-concept layout with vaulted ceilings. The spacious living room flows seamlessly into a well-appointed kitchen featuring an abundance of cabinetry, pantry storage, and a dining area complete with built-in china cabinets—perfect for everyday living and entertaining. The primary suite is thoughtfully designed to accommodate king-sized furniture and includes a large walk-in closet along with a private ensuite showcasing an oval soaker tub/shower combo. On the opposite end of the home, you’ll find two additional bedrooms and a full 4-piece bathroom with a convenient oval tub/shower combination. The laundry room is equipped with upgraded appliances, ample storage space, and direct access to the backyard. Throughout the home, you’ll appreciate the neutral, modern colour palette, newer vinyl plank flooring, updated trim, and upgraded light fixtures. Shingles were replaced in 2021, adding to the home’s overall value. Step outside to a fully landscaped and fenced yard featuring a large lower deck that’s ideal for outdoor enjoyment and there’s a large shed for storing your gear. Front porch has been redone and has posts in place to support a cover if one desired. The gravel parking pad provides space for up to three vehicles. Situated in a desirable west-end location within Sunset Mobile Home Park, this property is close to schools, parks, walking trails, and shopping amenities. Move-in ready with quick possession available.