



**108, 6026 13 Avenue  
Edson, Alberta**

**MLS # A2303356**



**\$74,000**

|                  |                                       |               |                   |
|------------------|---------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                  |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House             |               |                   |
| <b>Style:</b>    | Mobile Home-Double Wide               |               |                   |
| <b>Size:</b>     | 1,344 sq.ft.                          | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 3                                     | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Carport, Gravel Driveway, See Remarks |               |                   |
| <b>Lot Size:</b> | -                                     |               |                   |
| <b>Lot Feat:</b> | -                                     |               |                   |

|                    |                          |                   |   |
|--------------------|--------------------------|-------------------|---|
| <b>Heating:</b>    | Forced Air, Natural Gas  | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Linoleum         | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -                        | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Block                    | <b>Utilities:</b> | - |
| <b>Features:</b>   | See Remarks              |                   |   |

**Inclusions:** none

Must See!!! Located in Poplar Place this 3 bedroom 1.5 bathroom mobile sits on a large corner lot backing onto green space. Inside also features a full kitchen, dining room, large living room, and huge addition! The hot water tank was replaced in February of 2021. Property has nice landscaping with flowerbeds around the outside as well as trees & shrubs! Also included are 2 outbuildings (shed and a tarp carport)! With a little TLC on the outside decks/steps this could be the perfect home for a young family, someone looking to downsize or for an income property!