



GRASSROOTS
REALTY GROUP

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5032 49 Avenue
Edgerton, Alberta

MLS # A2179879



\$120,000

| | | | |
|------------------|--------------------------------|---------------|-------------------|
| Division: | Edgerton | | |
| Type: | Residential/Manufactured House | | |
| Style: | Mobile Home | | |
| Size: | 1,216 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Rectangular Lot | | |

| | | | |
|--------------------|-------------------|-------------------|-------------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | None | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Residential |
| Foundation: | Piling(s) | Utilities: | - |
| Features: | Laminate Counters | | |

Inclusions: N/A

Charming 1,216 sq. ft. manufactured home on a spacious, low-maintenance lot in Edgerton! This recently updated gem offers modern comfort and style. The home features an open layout with a well-designed kitchen and cozy living space. The primary bedroom includes a walk-in closet and ensuite, while additional bedrooms and a second bath provide versatility for family or guests. Outside, you'll find a 22' x 24' garage equipped with a wood stove—perfect for projects, storage, or a warm retreat during colder months. With its convenient location and recent updates, this home is sure to impress. Don't miss out on this fantastic opportunity