



GRASSROOTS
REALTY GROUP

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6620 5 Avenue
Edson, Alberta

MLS # A2262738



\$345,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,017 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.59 Acre		
Lot Feat:	Cleared, Open Lot, Rectangular Lot		

Heating:	Floor Furnace, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding, Wood Frame	Zoning:	GR
Foundation:	Piling(s)	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Spacious Glenwood property with subdivision potential. Welcome to this 2014 modular home situated on an exceptionally large lot in the desirable Glenwood neighbourhood. The gated property offers privacy with a beautiful treed line framing the front yard. Enjoy the convenience of a paved driveway with ample parking for an RV, boat and multiple vehicles. This impressive lot measures 73 feet wide and 225 feet deep and, with town approval, could be subdivided - the secondary lot would have access from the quiet cul de sac on 5a Ave. Relax or entertain on the wrap around deck surrounded by greenery and raspberry bushes, room to garden, play or expand, perfect for outdoor enjoyment all season long. This property is wheelchair accessible with extrawide doorways. (Property is fenced except for a small portion at the back).