



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

819 52 Street
Edson, Alberta

MLS # A2291845



\$185,000

Division:	Edson		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,416 sq.ft.	Age:	1975 (51 yrs old)
Beds:	4	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Bathroom Rough-in, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	none
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Upgraded 4 Bed Modular Home – Great Location This well-maintained 4 bedroom modular home is ideally located close to schools, parks, the pool, arena, shopping, and great restaurants, making it a convenient place to call home. The home features 1 completed bathroom, with the ensuite already roughed-in. The tub and toilet for the ensuite are included and currently stored in the shed, offering the opportunity to finish the second bathroom to your liking. Major exterior updates include roof shingles and siding completed in 2017, along with vinyl windows, improving efficiency and curb appeal. Situated in a friendly neighborhood with great neighbors and plenty of kids around, this property offers a welcoming community feel that's perfect for families. Features include: 4 bedrooms Ensuite roughed-in (tub and toilet included) Vinyl windows Fenced yard – ideal for kids or pets 10 × 20 tarp shed for additional storage 24 × 24 woodshed Upgraded interior RV Parking Close to schools, parks, recreation, and shopping Enjoy the comfort of a quiet neighborhood while still being within easy reach of everything you need.