



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108, 6026 13 Avenue
Edson, Alberta

MLS # A2303356



\$74,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	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!