



GRASSROOTS
REALTY GROUP

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630 53rd Street
Edson, Alberta

MLS # A2314703



\$109,900

Division:	Edson		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,060 sq.ft.	Age:	1980 (46 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Natural Gas, Other	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Mixed	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Unknown	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Bathroom Rough-in, See Remarks		

Inclusions:	na
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Handyman Special with Mobile-Approved Lot! Opportunity awaits with this great fixer-upper situated on a mobile-approved lot! The current home features 3 bedrooms and 1 bathroom and is ready for someone with vision to bring it back to life. Whether you're looking to renovate and create your dream home, tackle your next flip project, or take advantage of the mobile-approved lot for future development, this property offers plenty of potential. With some hard work and creativity, you can transform this property into a valuable investment or comfortable place to call home. Bring your tools and ideas—properties with this much potential don't come along often!