



GRASSROOTS
REALTY GROUP

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70, 810 56 Street
Edson, Alberta

MLS # A2328231



\$34,995

Division:	Edson		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,164 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: none

Great investment property or affordable first home! This well-maintained mobile home in Sunset Mobile Home Park offers numerous renovations and thoughtful upgrades throughout. Enjoy the fresh feel of laminate flooring and recent interior paint, plus a newer roof and windows for added peace of mind. The spacious 9' x 23' addition provides a flexible space that can serve as a computer room, extra bedroom, or bonus living area. With up to 4 bedrooms, this home is ideal for growing families or those needing extra space. It comes complete with 5 appliances — fridge, stove, washer, dryer, and dishwasher — and includes a handy storage shed. Situated near the entrance of the park with a huge yard, ideal for outdoor entertaining. Updated, functional, and ready for its new owners!