



GRASSROOTS
REALTY GROUP

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107, 810 56
Edson, Alberta

MLS # A2329010



\$84,900

Division:	Edson		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	949 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Shed

Beautifully updated 2-bedroom mobile home nestled in a quiet, low-traffic cul-de-sac! Originally designed as a 3-bedroom home, this property could easily be converted back to three bedrooms while still retaining the spacious addition as a dedicated office or potential fourth bedroom, offering exceptional flexibility to suit your family's needs. Pride of ownership is evident throughout, with extensive updates and exceptional maintenance. The bright, open-concept layout features a spacious living room, dining area, and large kitchen with plenty of room for family gatherings. Large windows fill the home with natural light, creating a warm and inviting atmosphere. Durable dark wood-look vinyl plank flooring runs through the living room, hallway, and kitchen, offering both style and practicality for families and pet owners. Outside, you'll find ample parking, a fully fenced yard, and a spacious storage shed for all your extras. Major updates include a furnace (2019), new countertops (2025), and numerous improvements completed over the past 10–15 years, including shingles, windows, eavestroughs, soffits, fascia, flooring, paint, baseboards, trim, many light fixtures, bathroom vanity, storage shed, and the addition. Offering outstanding value, this move-in ready property is an excellent opportunity for first-time buyers, downsizers, or investors looking for a well-maintained home in a desirable location.