



GRASSROOTS
REALTY GROUP

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57, 6026 13 Avenue
Edson, Alberta

MLS # A2348466



\$45,000

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	945 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	2
Garage:	Gravel Driveway, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Private, Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	-
Foundation:	Block, Wood	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Bookcases, Laminate Counters, Pantry, Soaking Tub, Storage		

Inclusions: Shed

Affordable and move-in ready in the desirable Poplar Place Mobile Home Park! This well-kept home offers 2 spacious bedrooms and 2 full bathrooms, including a generous primary bedroom with plenty of closet space. The functional kitchen provides excellent storage with two pantries and flows into a bright, spacious living area. Outside, you'll love the large fenced yard backing onto green space, offering added privacy and plenty of room to enjoy. Mature trees, a garden area, firepit, 10' x 12' shed with enclosed lean-to and a large deck make the outdoor space just as inviting. Whether you're looking for an affordable place to call home or an investment property, this property is a great opportunity.