



GRASSROOTS
REALTY GROUP

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901 52 Street
Edson, Alberta

MLS # A2350498



\$299,000

Division:	Edson		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,044 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMH
Foundation:	Block	Utilities:	-
Features:	Laminate Counters		

Inclusions: None

This well-maintained 3-bedroom, 1-bathroom manufactured home, built in 2016, is situated on its own lot in a convenient location close to schools. The home features brand new vinyl plank flooring, offering a fresh and modern feel throughout the main living areas. The corner lot provides plenty of outdoor space, including convenient RV parking, a storage, shed, a patio area perfect for outdoor dining and entertaining, and a gazebo for enjoying the outdoors in comfort. A great opportunity for first-time buyers, families, or anyone looking for an affordable home with its own lot and convenient amenities nearby.