

# \$59,900 - 2, 810 56 Street, Edson

MLS® #A2181454

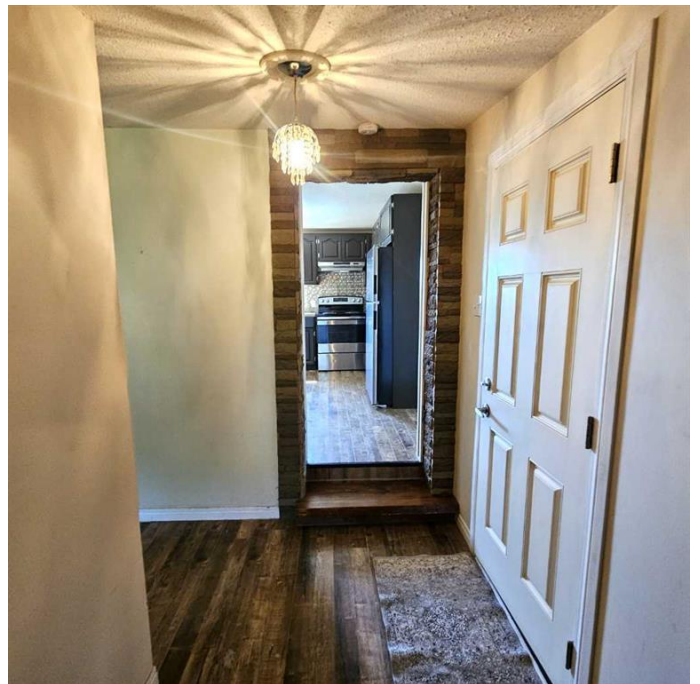
**\$59,900**

2 Bedroom, 1.00 Bathroom, 884 sqft

Mobile on 0.00 Acres

Edson, Edson, Alberta

This extensively upgraded mobile home located in Sunset Mobile Home Park is looking for a new family to call it home. Enter through the addition which provides an additional 295 sq. ft. of living space and hosts a spacious entrance/storage area with room for all your gear, a huge bonus room perfect for a family room, extra bedroom or an office. Step up into the main living area (884 sq. ft.) that features a massive living room, eat in kitchen, laundry/utility room, large primary bedroom and a 2nd bedroom (formerly 2 bedrooms) and a 4-piece bathroom. Upgrades include a peaked metal roof (2017), vinyl windows, insulation, siding, skirting with access panels, subfloor, sewer, water and gas lines (2017), electrical panel and wiring (2017), gas water heater (2022), furnace (2023), kitchen cabinets with pull out drawers in the pantry, counters, appliances, drywall throughout, flooring, front porch, patio and fencing. This home just needs some finishing touches like paint, interior doors and trim. You'll enjoy outdoor living on the private 12' x 24' patio and there's a large fully fenced yard for the kids and pets. The 2 sheds (1 is insulated) provide lots of storage space and there's a metal gate for yard access. This home is located in a cul-de-sac on one of the best and largest lots in the park and backs onto a green space. Lots of space for parking out front and great neighbours. Quick possession is available.



Built in 1976

## Essential Information

MLS® #	A2181454
Price	\$59,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	884
Acres	0.00
Year Built	1976
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	2, 810 56 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1P2

## Amenities

Utilities	Cable Connected, Electricity Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Off Street, Plug-In, Parking Pad

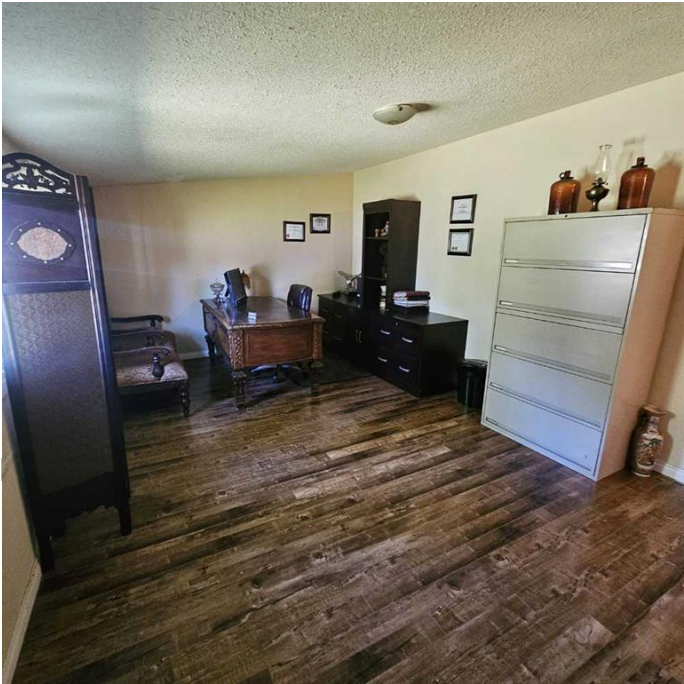
## Interior

Interior Features	Vinyl Windows, Laminate Counters, Pantry, Storage
Appliances	Dryer, Freezer, Refrigerator, Range, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

## Exterior

Exterior Features	Lighting, Private Yard, Storage
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Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Block, Wood
<b>Additional Information</b>	
Date Listed	December 1st, 2024
Days on Market	153
<b>Listing Details</b>	
Listing Office	ROYAL LEPAGE EDSON REA



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