

# \$79,900 - 50, 6026 13 Avenue, Edson

MLS® #A2225579

**\$79,900**

3 Bedroom, 2.00 Bathroom, 1,120 sqft

Mobile on 0.00 Acres

Edson, Edson, Alberta

Well maintained and nicely updated 3-bedroom, 2-bathroom manufactured home located in Poplar Place Mobile Home Park. This home has seen extensive upgrades including windows, exterior doors, peaked roof, deck, siding, furnace (2004) HWT (2019) flooring, fresh paint, and so much more. The spacious kitchen boasts Samsung stainless steel appliances purchased in the spring of 2018, updated tile backsplash, a large breakfast bar and there's a built-in china cabinet/wine rack with lighting. The open concept floor plan allows for the kitchen and dining area to flow nicely in the living room. The large master bedroom can easily accommodate king sized furniture. The two bathrooms have also been extensively renovated with the main bath boasting a deep soaker tub and nice tile surround. The two additional bedrooms are a good size and perfect for a growing family. Large laundry room with a new washer and dryer and back door access to the deck and yard. In the summer months you can enjoy the beautifully landscaped yard from the large deck complete with a gazebo (8' x 10'). Yard is fully fenced, has raised garden beds, and two storage sheds - 10' x 12' with a lean-to and 8' x 10' and there's a rear gate granting access onto the greenspace. Parking pad out front with new gravel. Just move in and enjoy!

Built in 1983



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2225579                |
| Price          | \$79,900                |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,120                   |
| Acres          | 0.00                    |
| Year Built     | 1983                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 50, 6026 13 Avenue |
| Subdivision | Edson              |
| City        | Edson              |
| County      | Yellowhead County  |
| Province    | Alberta            |
| Postal Code | T7E 1N5            |

## Amenities

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected, Cable Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                                           |
| Parking        | Gravel Driveway, Parking Pad, Front Drive                                                                                                   |

## Interior

|                   |                                                                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Beamed Ceilings |
| Appliances        | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings                                                                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                    |
| Cooling           | None                                                                                                                                                                       |

## Exterior

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Exterior Features | Garden, Lighting, Private Yard, Storage, Rain Gutters |
|-------------------|-------------------------------------------------------|

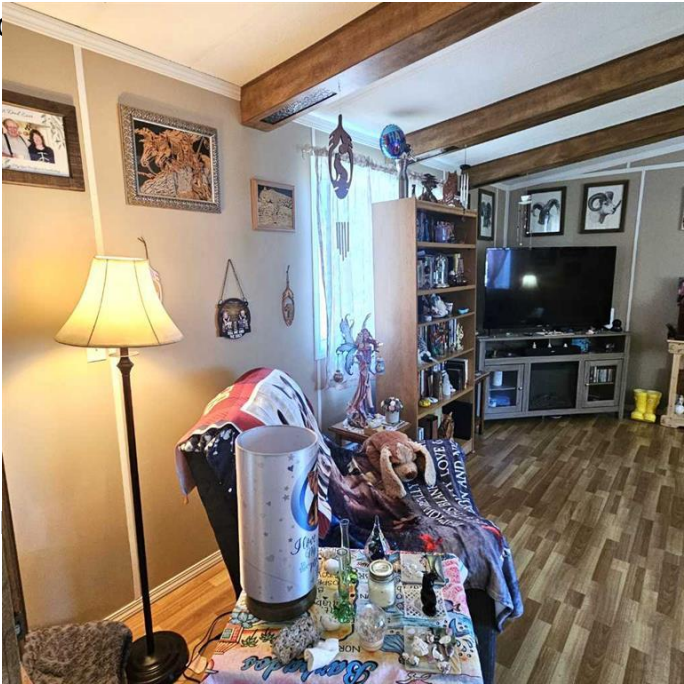
|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt Shingle              |
| Construction    | Vinyl Siding, Wood Frame     |
| Foundation      | Block, Wood                  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 30             |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | ROYAL LEPAGE EDSON REALTY |
|----------------|---------------------------|



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