\$268,500 - 4001 6a Avenue, Edson

MLS® #A2183112

\$268,500

3 Bedroom, 2.00 Bathroom, 1,212 sqft Residential on 0.16 Acres

Edson, Edson, Alberta

This 1998 modular home is situated on its own lot in the desirable East End! It features an open living area with vaulted ceilings and numerous windows, allowing for plenty of natural light. The bright and spacious living room flows into the kitchen, which boasts ample cupboard space and a powered island, along with a nice dining area that offers a view of the front yard. At one end of the home, the oversized master suite is filled with natural light from its many windows and comes with custom blinds, as well as a large ensuite complete with a soaker tub. The other end of the home hosts two good-sized bedrooms, a 4-piece bathroom, and a generous front entrance. The back entrance provides a convenient space for coats and footwear, along with additional cabinets for storage. The laundry room includes plenty of shelving and space for a freezer. Upgrades made in 2016 include new shingles on the house and a new hot water tank. Throughout the home, you'll find laminate and linoleum flooring, except in the smaller bedroom, which is carpeted. Outside, there's a partially covered 12' x 44' deck and a fully landscaped yard featuring fruit trees and flower beds. A significant bonus is the 24' x 24' detached, heated garage, and a double concrete driveway with space for an RV. This home is located in Pinecreek Crescent, a modular home subdivision on the East end of town where you also own the lot. It's a great neighborhood, conveniently close to the





hospital, walking trails, shopping, and other amenities. With a little TLC, this could be your perfect home sweet home!

Built in 1998

Essential Information

MLS® # A2183112 Price \$268,500

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,212 Acres 0.16 Year Built 1998

Type Residential Sub-Type Detached

Style Single Wide Mobile Home

Status Active

Community Information

Address 4001 6a Avenue

Subdivision Edson City Edson

County Yellowhead County

Province Alberta
Postal Code T7E 1X9

Amenities

Utilities Cable Connected, Electricity Connected, Natural Gas Connected, Sewer

Connected, Water Connected

Parking Spaces 4

Parking Concrete Driveway, Double Garage Detached, Front Drive, Garage Door

Opener, Garage Faces Front, Heated Garage, Plug-In, RV

Access/Parking

of Garages 2

Interior

Interior Features Ceiling Fan(s), High Ceilings, Vinyl Windows, Kitchen Island, Laminate

Counters, Open Floorplan, Sc

Appliances Dishwasher, Dryer, Microway

Window Coverings

Heating Forced Air, Natural Gas

Cooling None Basement None

Exterior

Exterior Features Lighting, Rain Gutters, Storage

Lot Description City Lot, Corner Lot, Cul-D

Irregular Lot, Lawn, Landscar

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Piling(s)

Additional Information

Date Listed December 11th, 2024

Days on Market 157
Zoning RMH

Listing Details

Listing Office ROYAL LEPAGE EDSON REAL ESTATE

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