

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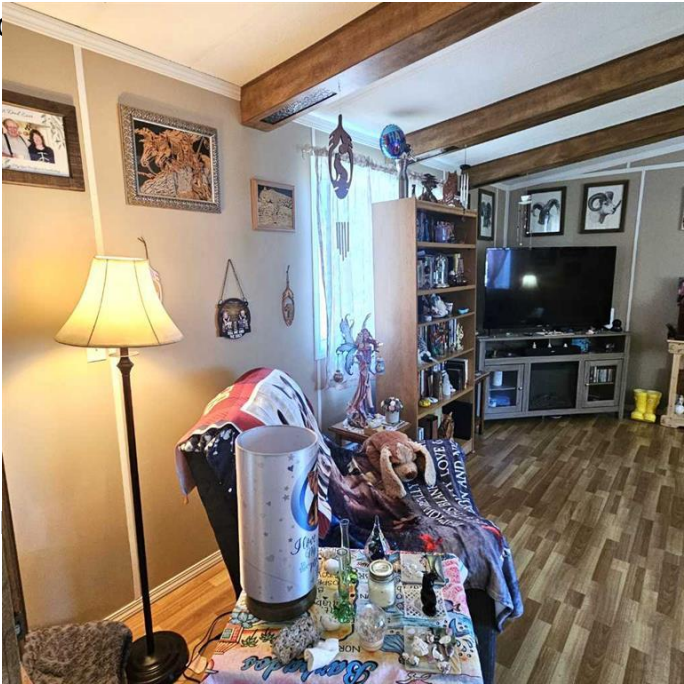
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Block, Wood

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	31

**Listing Details**

Listing Office	ROYAL LEPAGE EDSON REALTY
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