

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

## Interior

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

## Exterior

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

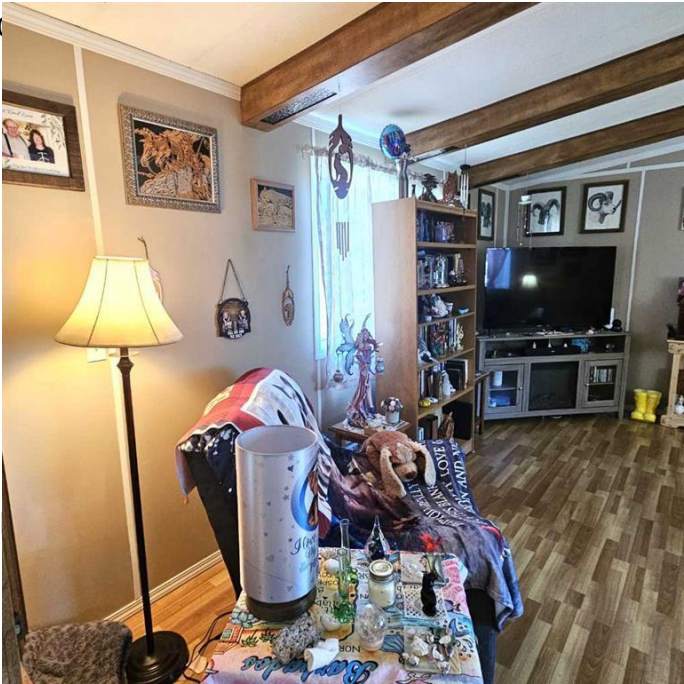
|                 |                              |
|-----------------|------------------------------|
| Lot Description | Backs on to Park/Green Space |
| Roof            | Asphalt Shingle              |
| Construction    | Vinyl Siding, Wood Frame     |
| Foundation      | Block, Wood              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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 18             |

**Listing Details**

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



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.