

# \$65,000 - 70, 810 56 Street, Edson

MLS® #A2211804

## \$65,000

3 Bedroom, 1.00 Bathroom, 1,164 sqft

Mobile on 0.00 Acres

Edson, Edson, Alberta

Great investment property or affordable first home! This well-maintained mobile home in Sunset Mobile Home Park offers numerous renovations and thoughtful upgrades throughout. Enjoy the fresh feel of laminate flooring and recent interior paint, plus a newer roof and windows for added peace of mind. The spacious 9' x 23' addition provides a flexible space that can serve as a computer room, extra bedroom, or bonus living area. With up to 4 bedrooms, this home is ideal for growing families or those needing extra space. It comes complete with 5 appliances – fridge, stove, washer, dryer, and dishwasher – and includes a handy storage shed. Situated near the entrance of the park with a huge yard, ideal for outdoor entertaining. Updated, functional, and ready for its new owners!

Built in 1978

## Essential Information

|                |          |
|----------------|----------|
| MLS® #         | A2211804 |
| Price          | \$65,000 |
| Bedrooms       | 3        |
| Bathrooms      | 1.00     |
| Full Baths     | 1        |
| Square Footage | 1,164    |
| Acres          | 0.00     |
| Year Built     | 1978     |



|          |                         |
|----------|-------------------------|
| Type     | Mobile                  |
| Sub-Type | Mobile                  |
| Style    | Single Wide Mobile Home |
| Status   | Active                  |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 70, 810 56 Street |
| Subdivision | Edson             |
| City        | Edson             |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 1P4           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|            |                                       |
|------------|---------------------------------------|
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating    | Forced Air                            |

### Exterior

|            |       |
|------------|-------|
| Roof       | Metal |
| Foundation | Block |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 17               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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