

**15, 810 56 Street  
Edson, Alberta**

**MLS # A2276386**



**\$56,900**

|                  |                           |               |                   |
|------------------|---------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                      |               |                   |
| <b>Type:</b>     | Mobile/Manufactured House |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide   |               |                   |
| <b>Size:</b>     | 1,312 sq.ft.              | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 3                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                     |               |                   |
| <b>Lot Size:</b> | -                         |               |                   |
| <b>Lot Feat:</b> | -                         |               |                   |

|                    |                 |                   |   |
|--------------------|-----------------|-------------------|---|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | -               | <b>Zoning:</b>    | - |
| <b>Foundation:</b> | Block           | <b>Utilities:</b> | - |
| <b>Features:</b>   | -               |                   |   |

**Inclusions:** Shed

Welcome to this beautifully renovated mobile home offering small-town comfort with big value. Set on a large, fully fenced yard, this property is ideal for kids, pets, and enjoying the outdoors. Inside, you'll find three comfortable bedrooms, new flooring and carpets, a fully updated bathroom, and fresh paint throughout, creating a clean, move-in-ready feel. Important updates have already been taken care of, including new shingles and a hot water tank (July 2019), along with a new electrical panel and new carpets (2025)—giving you peace of mind for years to come. Step outside onto the inviting deck, perfect for BBQs, morning coffee, or relaxing with friends, while the storage shed provides space for tools and outdoor gear. Located close to schools and within easy walking distance to town, this home offers the convenience of town living with room to breathe. Quick possession available, making this a great opportunity for first-time buyers, downsizers, or anyone looking for an affordable country-style lifestyle.