

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

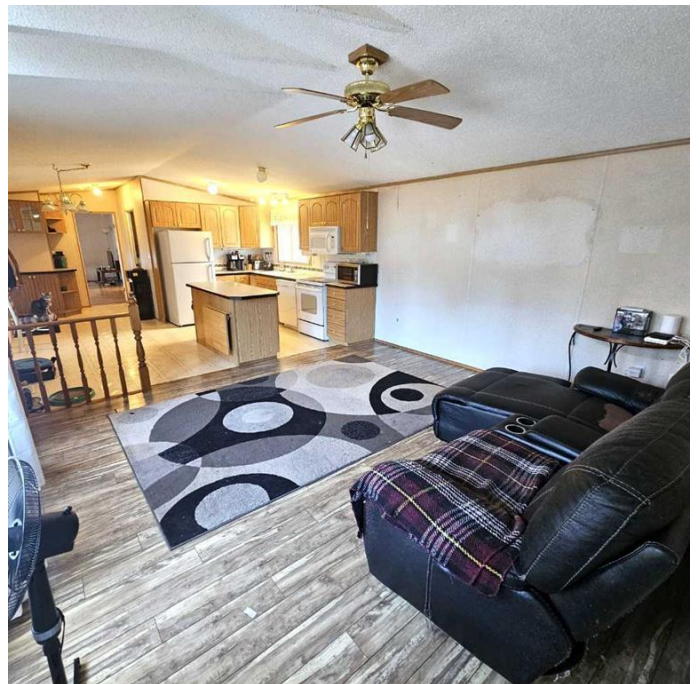
MLS® #A2183112

## \$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

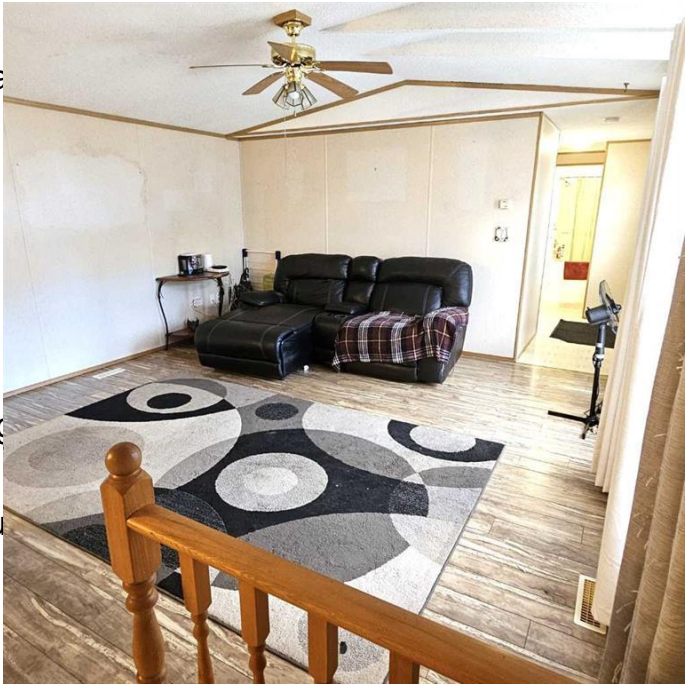
### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Vinyl Windows, Ceiling Fan(s), High
-------------------	---

Appliances	Ceilings, Laminate Counters, Dishwasher, Dryer, Refrigerator Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

**Exterior**

Exterior Features	Lighting, Rain Gutters, Storage
Lot Description	Front Yard, Landscaped, Cul-De-Sac, Fruit Trees/Shrubs
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Piling(s)



**Additional Information**

Date Listed	December 11th, 2024
Days on Market	130
Zoning	RMH

**Listing Details**

Listing Office	ROYAL LEPAGE EDSON REAL ESTATE
----------------	--------------------------------

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.