

# \$124,900 - 7, 851 63 Street, Edson

MLS® #A2226709

**\$124,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

NONE, Edson, Alberta

**\*\*SELLER WILL PAY FIRST 2 MONTHS OF LOT RENT! CAN BE MOVED OUT OF THE PARK WITH 2 MONTHS NOTICE.** Welcome to Creekside Village, the only park in Edson with paved roads! Beautiful and impeccably maintained manufactured home that has only had one owner! Bright open concept floor plan features 3 bedrooms and 2 full bathrooms. Spacious living room is open the dining room and kitchen with lots of cabinets, counter space, and a pantry. Laundry room is spacious with storage. Primary bedroom has ample space for a king bed and furniture. The 4pc ensuite is huge and features an oval soaker tub! At the other end of the home, there are 2 additional bedrooms and a 4pc main bathroom. Outside there is a large newer deck to enjoy and a 10x12 storage shed. The backyard is has partial fencing at the back. Parking for two vehicles or one large vehicle. **UPDATES:** New shingles ~ 4 yrs ago, large deck ~ 2 yrs ago, Hot water tank ! 1.5 yrs ago, Furnace parts updated (new stack & motherboard), Washer/Dryer ~ 5 yrs, Dishwasher ~ 3 yrs, Flooring in Living room, kitchen, Pantry, Laundry Room ~ 4 yrs, and more. Living room, dining room and maybe some bedroom furniture negotiable. This park has paved roads, a fenced playground for kids, green space, access to the walking trails, and mailboxes at the entrance. Close to schools, shopping, parks, playgrounds, and other amenities. A great place to call home!



Built in 2006

**Essential Information**

MLS® #	A2226709
Price	\$124,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,216
Acres	0.00
Year Built	2006
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	7, 851 63 Street
Subdivision	NONE
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 0A2

**Amenities**

Parking Spaces	2
Parking	Driveway, Off Street, Parking Pad, Paved

**Interior**

Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating	Forced Air, Natural Gas

**Exterior**

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Vinyl Siding

**Additional Information**

Date Listed	May 31st, 2025
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Days on Market      11

## **Listing Details**

Listing Office              CENTURY 21 TWIN REALTY

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