

\$184,900 - 613 53 Street, Edson

MLS® #A2246862

\$184,900

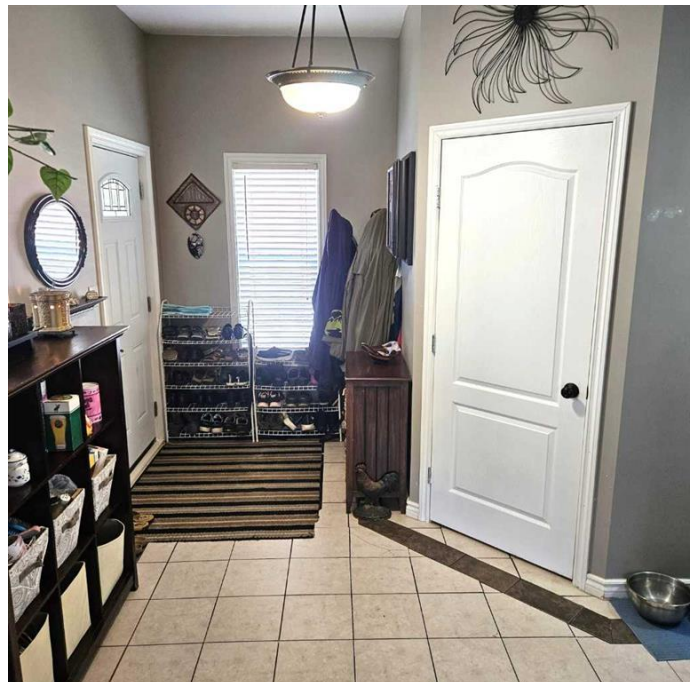
2 Bedroom, 1.00 Bathroom, 1,162 sqft

Residential on 0.14 Acres

Edson, Edson, Alberta

Your home sweet home awaits! This beautifully updated mobile home offers modern comfort, thoughtful upgrades, and plenty of space to relax. Over the past few years, it has been transformed from top to bottom – featuring new insulation, drywall, trim, flooring, wainscoting, fresh paint, and updates to plumbing and wiring. The bright and inviting living room features a charming bay window with built-in seating, while the spacious kitchen includes an eating area and flows nicely into the separate dining room – perfect for family meals or entertaining guests. The large 4-piece bathroom boasts a soothing soaker tub, and there are two comfortable bedrooms, including a generous primary suite. A well-planned addition adds extra living space, a convenient storage pantry, and access to the back deck. Additional upgrades include a furnace, water heater, windows, exterior doors, and shingles – giving you peace of mind for years to come. Step outside to enjoy a 9' x 16' deck and a fenced yard that's ideal for kids and pets. Two storage sheds provide ample space for tools and equipment, while the double concrete parking pad and RV parking area add great convenience. Located in a quiet, family-friendly neighborhood close to schools, walking trails, and all amenities, this home is perfect for first-time buyers or those looking to downsize without compromising on quality or comfort.

Built in 1976



Essential Information

MLS® #	A2246862
Price	\$184,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,162
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	613 53 Street
Subdivision	Edson
City	Edson
County	Yellowhead County
Province	Alberta
Postal Code	T7E 1K9

Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	4
Parking	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking

Interior

Interior Features	Laminate Counters, Pantry, Storage, Vinyl Windows, Ceiling Fan(s), Soaking Tub
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Central, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Storage
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Lot Description Back Yard, City Lot, Front Y
Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Piling(s)

Additional Information

Date Listed August 6th, 2025
Days on Market 89
Zoning RMH

Listing Details

Listing Office ROYAL LEPAGE EDSON REA



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