

\$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, Paved, Parking Pad

Interior

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

Exterior

Exterior Features	Storage
Roof	Asphalt Shingle
Construction	Vinyl Siding

Additional Information

Date Listed	May 31st, 2025
-------------	----------------

Days on Market 54

Listing Details

Listing Office CENTURY 21 TWIN REALTY

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.