

**7106 South Glen Avenue  
Edson, Alberta**

**MLS # A2282187**



# \$224,000

<b>Division:</b>	Edson		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,814 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Lawn, Rectangular Lot		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-GR
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** None

Does your family need five large bedrooms, generous living space, a 14'x14' Shed and a great-sized backyard in a quiet neighborhood? Look no further! This Glenwood home offers 1,900 square feet of bright, open living space on a 7,000 square foot lot, tucked away on a peaceful street. The spacious, open-concept floor plan is filled with natural light and perfect for a growing family. A large entryway welcomes you with plenty of room for busy households, while numerous upgrades add comfort and value, including a new hot water tank and a renovated bathroom. Outside, you'll find a huge concrete triple parking pad and a backyard ready for entertaining, play, or relaxation. A fantastic affordable family home in a desirable, quiet location—this one is a must-see.