

5520 51 Street  
Edgerton, Alberta

MLS # A2283240



## \$59,900

<b>Division:</b>	Edgerton		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Other	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, Laminate Counters, Pantry, Separate Entrance		

**Inclusions:** N/A

Welcome to this bright and well-cared-for 2-bedroom home offering comfortable living, functional spaces, and a peaceful setting in the friendly Village of Edgerton. Step inside through the large front porch/entry, providing plenty of room for coats, boots, and everyday storage &mdash; a practical feature you'll appreciate year-round. The home opens into a spacious living area filled with natural light and flows seamlessly into the dining space and kitchen, creating an inviting layout for both relaxing and entertaining. The kitchen offers ample cabinetry and workspace, while the oversized back entry with its own sink adds extra convenience for busy households, gardening, or cleanup. You'll find two comfortable bedrooms and a full bathroom with double vanity, giving extra counter space and functionality for families or guests. Outside, enjoy your own private retreat with a vinyl-fenced yard featuring two gates for easy access, plus raised garden beds and an established raspberry patch &mdash; perfect for those who love to grow their own produce or spend time outdoors. Affordable, low-maintenance, and move-in ready, this property is ideal for first-time buyers, downsizers, or anyone looking for small-town living with great outdoor space. - Some photos have been virtually staged using AI to illustrate potential room layout and furnishing options.