

# \$210,000 - 5036 50 Street, Niton Junction

MLS® #A2244032

**\$210,000**

3 Bedroom, 2.00 Bathroom, 1,520 sqft

Residential on 0.23 Acres

NONE, Niton Junction, Alberta

Welcome to this beautifully updated 3 bedroom, 2 bathroom modular home, built in 2003 and located in the quiet community of Niton Junction—just 30 minutes from Edson. This well-maintained home offers numerous upgrades, including freshly painted cupboards, modernized bathrooms, newer flooring, appliances, and paint. Recent major improvements include a new A/C system (2024), shingles replaced just 3 years ago, and a reverse osmosis water system for added peace of mind. The fully fenced, private yard is perfect for families or pets and includes a large 24x11 shed for all your storage needs. Conveniently located close to the school and Green Grove Pool, this move-in ready home is nestled in a peaceful, family-friendly neighborhood. A fantastic opportunity to enjoy comfort and value in a welcoming small-town setting

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2244032  |
| Price          | \$210,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,520     |
| Acres          | 0.23      |
| Year Built     | 2003      |



|          |              |
|----------|--------------|
| Type     | Residential  |
| Sub-Type | Detached     |
| Style    | Modular Home |
| Status   | Active       |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5036 50 Street    |
| Subdivision | NONE              |
| City        | Niton Junction    |
| County      | Yellowhead County |
| Province    | Alberta           |
| Postal Code | T7E 5A1           |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                                     |
| Cooling           | Central Air                                                                    |
| Basement          | None                                                                           |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Back Yard, Front Yard, Landscaped |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Metal Frame         |
| Foundation        | Wood                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 12              |
| Zoning         | UND             |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | CENTURY 21 TWIN REALTY |
|----------------|------------------------|

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