



130, 404 6 Avenue NW
Slave Lake, Alberta

MLS # A2297647



\$125,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,280 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	Wood	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Storage, Vinyl Windows		

Inclusions: SHED / STONE FIRE PIT / EXTRA SIDING & WINDOW CASEMENT TRIM

Big lot, big updates, nothing left to do. This 3-bed, 2-bath sits on one of the largest lots in Lynnwood Park Estates — fully fenced, gated, with a fire pit and a 10×12 shed. Inside and out, it's been methodically updated since 2020: full gut on the main floor including subfloor, flooring, plumbing, electrical, paint, and a brand new kitchen with all appliances and LED lighting. Both bathrooms rebuilt in 2021. New furnace in 2022. Leveled and all windows and exterior doors replaced in 2023. Then in 2024 — metal roof, insulated metal skirting, Tyvek siding, back porch, and exterior lighting. This isn't a flip — it's five years of deliberate, quality upgrades. W/D, all appliances, extra siding, and window trim included. Lynnwood doesn't see many like this.