



40, 812 6 Avenue SW  
Slave Lake, Alberta

MLS # A2308475



**\$92,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Hutch/island in Kitchen, Armoire in bedroom

Check out this renovated 3 bedroom mobile in Westside Village park - it has much to offer for a great price! Hardwood flooring throughout, antique accents, gas fireplace in LR (2 yrs old), Many upgrades to this home include: New metal roof (May 2026), Siding and added insulation (2020), Furnace (2024), Hot water tank (2025), Poly B removed and Pex installed (2024), back deck (2025), New toilet and tub (2024), New kitchen sink/taps (2024). There's not many items left to update. Perfect for your 1st home or buy for a rental!