



**56, 812 6 Avenue SW**  
**Slave Lake, Alberta**

**MLS # A2309231**



**\$65,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	940 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Phone
<b>Features:</b>	Laminate Counters, Natural Woodwork, Vinyl Windows		

**Inclusions:** N/A

Don't let the price fool you &mdash; this one's been taken care of. Located in Westside Village Mobile Home Park, this 4-bedroom, 1-bathroom single-wide has seen too many updates to list and shows pride of ownership throughout. At 940 sq ft, it's a smart, efficient layout with laminate counters, natural woodwork, vinyl windows, and laminate flooring underfoot. All appliances are included &mdash; dishwasher, fridge, electric stove, microwave, range hood, and washer/dryer. Step outside to a fenced yard with a storage shed, plus a driveway with room for 2 vehicles. Forced air natural gas heat keeps operating costs low. Situated close to shopping, the MRC, Curling Rink, schools, and parks &mdash; you're in the heart of the community without the big price tag. Whether you're a first-time buyer tired of renting or an investor looking for affordable cash flow, this one checks the boxes. Lot lease is \$610/month. Immediate possession available &mdash; just move in.