



1220 1A Avenue SW
Slave Lake, Alberta

MLS # A2319191



\$327,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Bungalow		
Size:	1,295 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	102 Res
Foundation:	Perimeter Wall, Other	Utilities:	-

Features: Ceiling Fan(s), Crown Molding, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

This 1,300 sq ft manufactured home in Fournier Place checks a lot of boxes. Three bedrooms, two full bathrooms, open concept main living area with dark cabinetry, laminate flooring, and a kitchen island with breakfast bar seating. The laundry is tucked into its own dedicated space with access to the yard. The covered front veranda is the kind you actually use wide, protected, and oriented to the neighborhood. The backyard is fully fenced with room to breathe, a fire pit area, and a single detached garage (party wall agreement with the neighboring garage). Town water and sewer. No condo fees. Built in 2016, so the big-ticket items are still young. Fournier Place is an actively developing neighborhood, new homes are coming in and the street is taking shape. This is one of the established ones, ready to move into now. If you've been watching Slave Lake and waiting for the right entry point, this is a practical, well-kept home in a neighborhood that's still finding its ceiling.