



111, 404 6 Avenue NW  
Slave Lake, Alberta

MLS # A2322500



**\$85,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,402 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<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>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Storage		

**Inclusions:** 15x32 SHOP / 10x12 SHED

Don't let the price fool you &mdash; this well-appointed mobile home on an oversized, private end lot in Lynwood Estates delivers serious value. Recent upgrades throughout including new appliances, updated flooring, refreshed cabinetry, fresh paint, select new windows, and a brand new hot water tank mean the work is already done. The layout offers 4 bedrooms and a full 5-piece bath with in-suite laundry, plus an addition featuring two bedrooms and generous storage. A large front deck is the perfect spot to catch the evening sun. The yard is the real star here &mdash; mature trees, established landscaping, a garden spot, and a greenhouse all tucked into an extra-large, private end lot that gives you space, seclusion, and serious curb appeal. Hobbyists and tinkerers will appreciate the heated 15x23 workshop and the additional 10x12 shed. A well-cared-for home with recent updates, incredible outdoor space, and one of the best lots in the park. This one won't last.