



**GRASSROOTS**  
REALTY GROUP

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32, 812 6th Avenue SW  
Slave Lake, Alberta

MLS # A2329738



**\$79,000**

|           |                                             |        |                   |
|-----------|---------------------------------------------|--------|-------------------|
| Division: | NONE                                        |        |                   |
| Type:     | Mobile/Manufactured House                   |        |                   |
| Style:    | Mobile Home-Single Wide                     |        |                   |
| Size:     | 1,053 sq.ft.                                | Age:   | 1981 (45 yrs old) |
| Beds:     | 3                                           | Baths: | 1                 |
| Garage:   | Asphalt, Parking Pad                        |        |                   |
| Lot Size: | -                                           |        |                   |
| Lot Feat: | Cul-De-Sac, Lawn, Low Maintenance Landscape |        |                   |

|             |                                                                            |            |                                                       |
|-------------|----------------------------------------------------------------------------|------------|-------------------------------------------------------|
| Heating:    | Central, Floor Furnace, Natural Gas                                        | Water:     | Public                                                |
| Floors:     | Laminate, Wood                                                             | Sewer:     | Public Sewer                                          |
| Roof:       | Metal                                                                      | Condo Fee: | -                                                     |
| Basement:   | -                                                                          | LLD:       | -                                                     |
| Exterior:   | Aluminum Siding , Metal Siding , Wood Frame                                | Zoning:    | -                                                     |
| Foundation: | Wood                                                                       | Utilities: | Electricity Connected, Natural Gas Connected, Garbage |
| Features:   | Ceiling Fan(s), Laminate Counters, No Smoking Home, Storage, Vinyl Windows |            |                                                       |

**Inclusions:** 12x10 Garden Shed, 10x8 Garden Shed

Looking for a nice home at a great price! This well-maintained mobile in Westside Village could be what you are looking for. The same owner has lived in it for over 20 years and has substantially improved its condition. All windows have been replaced to PVC, outside doors have been replaced to metal doors, interior walls have had extra styrofoam insulation added. All interior walls, including the bathroom, have been finished with varnished tongue-and-groove pine, giving the home a very nice rustic appeal. Once inside it feels very spacey, especially with the extra room in the addition, which is heated by it's own wall furnace. Spacious primary bedroom with double closets, large main 4 piece bathroom, plus 2 smaller bedrooms for children or company. The gas hot water tank is 4 years old, the high-efficiency furnace is only 3 years old and all the plumbing lines have been replaced to PVC. The private back yard is totally fenced for dogs or small children. Included with the home are 2 large garden sheds: one 10x8 and the larger insulated one is 12x10. Great price for this home; exceptionally maintained and move-in ready!!