



GRASSROOTS
REALTY GROUP

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44, 812 6 Avenue SW
Slave Lake, Alberta

MLS # A2330124



\$84,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,199 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Driveway, Front Drive, Off Street, Plug-In		
Lot Size:	-		
Lot Feat:	Back Yard, Brush, Cul-De-Sac, Dog Run Fenced In, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Laminate Counters, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Located in Westside Village Mobile Home Park, this 3-bedroom, 2-bathroom home offers comfortable living in a convenient location. The spacious kitchen features plenty of cupboard space for storage and comes complete with a fridge, stove, and dishwasher. The large living room provides a bright and welcoming space for relaxing or entertaining. The thoughtfully designed layout places two bedrooms and a full bathroom at the front of the home, while the private primary bedroom is located at the rear and features its own ensuite. The laundry room is conveniently situated just off the primary suite. Recent updates include new shingles in 2020 and a new furnace in 2022, providing added peace of mind. Situated on a quiet cul-de-sac, the home sits on a large pie-shaped lot that is fully fenced and surrounded by mature trees. A storage shed offers additional space for tools and outdoor equipment. Ideally located close to shopping, schools, daycare, the hospital, walking trails, parks, and the beautiful sandy shores of Lesser Slave Lake, this property combines peaceful living with everyday convenience. Just a 2.5-hour drive from Edmonton, this affordable home is an excellent opportunity for first-time buyers, downsizers, or investors looking to add to their portfolio.