



GRASSROOTS
REALTY GROUP

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500 4 Street NW
Slave Lake, Alberta

MLS # A2348439



\$189,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,339 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Front Drive, Off Street, Parking Pad, Paved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	36-72-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Block	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: Shed

Freshly updated and move-in ready, this well-kept mobile home offers 1,338 sq. ft. of comfortable living space, including a 365 sq. ft. built-on addition. The interior has been thoroughly refreshed with new vinyl flooring and fresh paint throughout, creating a bright, modern and inviting atmosphere. The open-concept layout offers a well-sized kitchen and living room, with freshly painted cabinetry, a modern tile backsplash, and a new stove and range hood. Both bedrooms are generously sized, while the additional family room provides flexible space for a variety of needs. The bathroom has been completely renovated and features a new double vanity, mirror and toilet. New vinyl windows throughout the home add to the updates, while the steel roof and newly updated vinyl windows provide added peace of mind for years to come. Outside, enjoy a welcoming front porch and a newly built side deck overlooking the spacious, fully fenced yard. Mature trees throughout the property provide privacy and a peaceful setting, while a storage shed offers convenient additional space for outdoor belongings. A unique opportunity offering comfortable living, practical updates and plenty of usable space, this well-maintained property is ready for its next owner. Come take a look and see all this home has to offer!