



GRASSROOTS
REALTY GROUP

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308 1A Avenue SW
Slave Lake, Alberta

MLS # A2350562

\$299,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,516 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, On Street, Outside, Plug-In, Side By Side		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Lawn, Re		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Vinyl Siding, Wood Frame	Zoning:	R1D
Foundation:	Block, Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s), Jetted Tub, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: All Light Fixtures, All Window Coverings, 2 Sheds

Welcome to this spacious 2004 mobile home offering 1,515 sq. ft. of comfortable living space in the desirable SW location! This 20' wide home features 3 bedrooms and 2 full bathrooms, with an inviting open-concept layout that seamlessly connects the living room, dining area, and kitchen. The kitchen offers an abundance of cupboard space and comes complete with a fridge, stove, and dishwasher. At the front of the home, you'll find two generously sized bedrooms and a 4-piece bathroom. The back of the home features a convenient laundry room and a spacious primary bedroom complete with a 4-piece ensuite and relaxing jetted tub. Step outside to enjoy the fully fenced yard, featuring a durable Trex composite deck, two storage sheds, a garden, and established fruit shrubs. Conveniently located close to downtown, this home offers plenty of space both inside and out, making it a wonderful place to call home!