



GRASSROOTS
REALTY GROUP

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63, 404 6 Avenue NW
Slave Lake, Alberta

MLS # A2241502



\$179,900

Division:	NONE		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,520 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: Kitchen Island

Located in Lynwood Estates, this well-maintained home sits at the end of a quiet street, away from traffic, and offers a large, private yard with mature trees, an ideal setting to relax by the firepit and unwind. Inside, the home is spacious and features four bedrooms, perfect for families or anyone needing extra space. The oversized fourth bedroom offers flexibility and could easily be used as a home office, gym, TV/gaming room, hobby space, or large storage area. The kitchen has a functional layout with ample counter space, a moveable island, and newer appliances, including a high-end gas stove, all replaced within the last two years. The washer and dryer were also replaced within the past two years, and the water heater is just over a year old. Additionally, all heat trace was upgraded two years ago using high-quality, oilfield-grade materials. With thoughtful updates and excellent maintenance, this affordable home is move in ready and offers comfort, space, and peace of mind in a nice location.