



**GRASSROOTS**  
REALTY GROUP

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**137 8 Street SW**  
**Slave Lake, Alberta**

**MLS # A2256963**



**\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,204 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Wood Siding	<b>Zoning:</b>	102 Residential Imp/Site
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Open Floorplan		

**Inclusions:** Light Fixtures, Shed

This well maintained mobile home offers comfortable living on its own private lot. Inside, the functional and welcoming layout includes a spacious primary bedroom with a private ensuite, plus two additional bedrooms ideal for kids, guests, or a home office. A full four-piece bathroom adds everyday convenience. The bright, open living room is filled with natural light and flows into a practical kitchen featuring generous cupboard and counter space. Recent updates—such as new roof shingles, fresh interior paint, and upgraded plumbing—ensure the home is move-in ready. Outside, enjoy a fully fenced backyard complete with a cozy fire pit—perfect for relaxing evenings or entertaining friends. Whether you're a first-time buyer, downsizing, or searching for an investment opportunity, this updated and affordable property is a fantastic choice