



GRASSROOTS
REALTY GROUP

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725 6 Avenue NW
Slave Lake, Alberta

MLS # A2275498



\$249,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,297 sq.ft.	Age:	1994 (32 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Cleared, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Frame, Wood Siding	Zoning:	Residential
Foundation:	Block	Utilities:	-
Features:	High Ceilings, Laminate Counters, Open Floorplan		

Inclusions: N/A

A must to view! This 3 -bedroom , 2-bathroom mobile home is immaculate and move-in ready with a quick possession date. This home is perfect for first-time buyers or Investors. The home is designed with an open concept floor plan, featuring vaulted ceilings and a skylight letting in lots of natural light. Upgrades over the last several years include paint throughout, newer living flooring, upgraded bathrooms, kitchen cabinets and counters, appliances and light fixtures. The Primary bedroom has a 4-pc ensuite, nice size closet and new room-darkening blinds. New washer and dryer in 2025. Outdoors you will find a new sundeck, storage shed, a work shop that has 2" X 6" insulated walls, floors and ceiling and is on portable steel skids. The lot is fully fenced with a double concrete driveway!!