

412 1A Avenue SW
Slave Lake, Alberta

MLS # A2241622



\$139,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	891 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Aluminum Siding	Zoning:	102 Residential Imp/Site
Foundation:	None	Utilities:	-
Features:	Laminate Counters, Open Floorplan		

Inclusions: Porch Couch, Sheds, Fire Pit, Bench Beside Fire Pit, All Elevated Gardens, Kitchen Island. All furniture is negotiable

This well-maintained 3-bedroom mobile home stands out with its private lot, thoughtful layout, and recent updates. Step inside to a bright, open floorplan with an abundance of kitchen cabinets and natural light throughout. The bedrooms are nicely sized, making this an ideal home for families, downsizers, or first-time buyers. Enjoy the outdoors in the fully fenced yard that backs onto peaceful greenspace — perfect for kids, pets, or your dream garden. The screened porch offers a cozy spot to relax and unwind. Additional highlights include new metal roof and siding (2024), giving the home great curb appeal and peace of mind. Whether you're looking for a starter home or a quiet place to call your own, this one checks all the boxes. Affordable, adorable, and move-in ready — this one won't last long! Other upgrades include: New Furnace (2023) New Hot Water Tank (2025) New Deck Additions 2023/2024) New Shed (2023)