

**#78, 404 6 Avenue NW  
Slave Lake, Alberta**

**MLS # A2270471**



**\$89,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Paved		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Street Lighting		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	Wood	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	Ceiling Fan(s), French Door, Jetted Tub, No Animal Home, No Smoking Home, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** 12x10 Garden Shed

Looking for a cozy, well maintained home. This 2 bedroom 2 bathroom manufactured home in Lynwood could be what you are looking for. Large kitchen with extra cabinets; including plenty of natural light from 2 skylights. Large living and dining area with impressive flooring upgrades. Both bedrooms are quite large and spacious; primary bedroom ensuite has a huge, jetted tub which works immaculately. This well maintained home has always been impeccably looked after: new metal roof in 2018, new gas water tank in 2018, all plumbing lines upgraded, large 30x12 deck, air conditioning unit, French doors installed, 12x10 garden shed. Bonus feature; 18x12 addition with full metal roof and it's own gas furnace, an extra 200 sq. ft of usable living space. This home is affordable, well maintained and will last for many years to come.