

**11 1st Avenue N
Hay Lakes, Alberta**

MLS # A2273433



\$219,900

Division:	Hay Lakes		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,104 sq.ft.	Age:	1975 (51 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Residential
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, See Remarks		

Inclusions: N/A

Welcome to this beautifully updated modular home in the charming community of Hay Lakes! This well maintained property features numerous upgrades, including modern flooring, updated windows, and a durable tin roof. An added bonus is the spacious addition, offering extra space. Inside you'll find 3 inviting bedrooms and 1 full bathroom—perfect for first-time buyers, downsizers, or anyone seeking affordable country living. Outside, enjoy the convenience of a double detached garage and a generous yard with room to relax. Hay Lakes offers small-town living with exceptional accessibility—just a short 20 minute drive to Camrose and only 30 minutes to Leduc. A wonderful opportunity to enjoy peace, value, and convenience all in one property!