

# \$184,900 - 63, 404 6 Avenue Nw, Slave Lake

MLS® #A2241502

**\$184,900**

4 Bedroom, 2.00 Bathroom, 1,520 sqft

Mobile on 0.00 Acres

NONE, Slave Lake, Alberta

Located in Lynwood Estates, this well-maintained home sits at the end of a quiet street, away from traffic, and offers a large, private yard with mature trees, an ideal setting to relax by the firepit and unwind. Inside, the home is spacious and features four bedrooms, perfect for families or anyone needing extra space. The oversized fourth bedroom offers flexibility and could easily be used as a home office, gym, TV/gaming room, hobby space, or large storage area. The kitchen has a functional layout with ample counter space, a moveable island, and newer appliances, including a high-end gas stove, all replaced within the last two years. The washer and dryer were also replaced within the past two years, and the water heater is just over a year old. Additionally, all heat trace was upgraded two years ago using high-quality, oilfield-grade materials. With thoughtful updates and excellent maintenance, this affordable home is move in ready and offers comfort, space, and peace of mind in a nice location.

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2241502  |
| Price      | \$184,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                         |
|----------------|-------------------------|
| Square Footage | 1,520                   |
| Acres          | 0.00                    |
| Year Built     | 2007                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 63, 404 6 Avenue Nw                 |
| Subdivision | NONE                                |
| City        | Slave Lake                          |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A1                             |

### Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 2                     |
| Parking        | Parking Pad, Driveway |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Open Floorplan                                   |
| Appliances        | Dishwasher, Refrigerator, Window Coverings, Dryer, Gas Stove, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas                                                          |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 16              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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