

# \$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	Driveway, Parking Pad

### Interior

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

### Exterior

Roof	Asphalt Shingle
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### Additional Information

Date Listed	July 29th, 2025
Days on Market	1

### Listing Details

Listing Office	REAL BROKER
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