

11 1st Avenue N  
Hay Lakes, Alberta

MLS # A2273433

**\$219,900**



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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	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!