



**400 4 Street NE**  
**Slave Lake, Alberta**

**MLS # A2294660**



**\$365,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Lawn		

<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>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Recessed Lighting, Storage		

**Inclusions:** Light Fixtures

This well maintained and nicely updated 1,100+ sq/ft bungalow is located in a quiet, established neighbourhood with mature trees, close to schools, parks, and daycares. This home features 3 bedrooms on the main floor, including a spacious primary bedroom with its own ensuite. Numerous interior upgrades have been completed, including updated windows, flooring, baseboards and trim, interior doors, and beautifully renovated bathrooms. Additional improvements include a newer water heater and a durable metal roof for long-term peace of mind. The partially developed basement offers a completed bedroom, with framing in place for an additional bedroom, living area, and bathroom, plus plumbing, fixtures, and electrical already installed and just awaits for your finishing touches. Enjoy the covered rear deck overlooking the yard, while the large corner lot with alley access offers a detached garage and plenty of additional parking with a spacious driveway. A great opportunity to own a move-in ready home with extensive updates inside and out!