



**401 12 Street SW**  
**Slave Lake, Alberta**

**MLS # A2297064**



**\$270,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,327 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1D
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Modern 2 Bedroom Bungalow located in Fournier Place. Covered front Veranda opens to a spacious Open Concept Living Room, Kitchen and Dining Room. White Kitchen with ample cabinets has a huge Island with Eating Bar, Dining Room has sliding doors that open onto the covered Deck and backyard. Primary Bedroom has a 4Pc Ensuite and Walk-In Closet, a 2nd Bedroom also has a Walk-In Closet. 4 Pc Bath and a convenient Laundry Utility Room with direct access to the Side yard complete this home. Great home for 1st time Buyer, Empty Nester or Investor.