



209E, 201 12 Avenue SW  
Slave Lake, Alberta

MLS # A2300098



**\$99,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Guest, Off Street, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 631
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3A
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity, Garbage Collection, Phone, Satellite
<b>Features:</b>	Laminate Counters, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

1153 Sq Ft...3 Bedroom, 2 Bath; Corner unit in Grizzly Ridge. The open concept floor plan has a large living/dining room with access to a private balcony. Kitchen has a eating bar that opens into the dining room, European cabinets, 3 appliances and a pantry in the hall. Primary Bedroom with a walk-in closet and 2 additional bedrooms share the 2 Pc and 4 Pc Bathrooms. In suite laundry room with storage. Condo fee incl. Professional Property Management, Building Manager/Caretaker, Heat, Water, Garbage, Reserve Fund, exterior/ground/snow Maintenance and Building Insurance. Great property for a 1st time buyer, investor or empty nester... looking for a carefree lifestyle.