



**312 12 Street SE**  
**Slave Lake, Alberta**

**MLS # A2307648**



**\$339,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), See Remarks		

**Inclusions:** HOT TUB

Family fun and comfort in this well cared for home. Upstairs has a dining room easily converted back to the third bedroom, nice bright kitchen, dinette, and a spacious living room. Located in a quiet cul-de-sac the traffic is very limited. Property has an oversized single car garage with large workshop area. Big private yard with mature trees and privacy, plus a covered patio with a hot tub, and outdoor kitchen. A great place to enjoy your yard. Fully finished basement with storage rooms that could provide another bedroom with a window installation. Make this home your future today.