



**812 9 Street SE**  
**Slave Lake, Alberta**

**MLS # A2311684**



**\$799,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,843 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	102 Residential Imp/Site
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Elevator, French Door, Natural Woodwork, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Wall Mounts x 2, Large furnishings are negotiable

Welcome to this beautifully custom-built home in a quiet, family-friendly neighborhood, perfectly situated on a double lot. The property boasts exceptional curb appeal and backs directly onto a beautiful park, offering privacy and scenic views. Designed with attention to detail and built to last, this home offers comfort, elegance, and thoughtful functionality. Step inside to a bright, open-concept living space filled with natural light from the large windows throughout. The home showcases custom woodwork and high-end finishes, including elegant granite countertops and thoughtfully designed details that elevate every room. Enjoy year-round comfort with in-floor heating in both the basement and heated double garage, which also includes a mezzanine for extra storage or office space. Outdoors, you'll find covered front and back decks with durable Duradek finish, RV parking, and additional storage beneath the decks. The basement layout is suite-ready with full kitchen and appliances offering excellent revenue potential or a private space for guests or extended family. This home is a must-see for buyers seeking quality craftsmanship, generous living space, and the peace of park-side living. Book your showing today &ndash; opportunities like this don't come often!