



103, 605 6 Avenue SE  
Slave Lake, Alberta

MLS # A2311850



**\$224,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	973 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Off Street, Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Wood Frame

**Foundation:** -

**Features:** Breakfast Bar, Granite Counters, Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 587

**LLD:** -

**Zoning:** R3

**Utilities:** -

**Inclusions:** Bar stools

Welcome to this modern and well-designed 2-bedroom, 2 full bath home offering an exceptional use of space and comfortable everyday living. Bright and inviting, the open-concept layout features large windows that fill the home with natural light, stylish laminate flooring, and contemporary finishes throughout. The kitchen is equipped with stainless steel appliances and granite countertops - and flows seamlessly into the living and dining areas, creating the perfect space for entertaining or relaxing. A patio door leads to a private balcony . This self-contained unit offers the convenience of its own furnace, hot water tank, and air conditioner, giving you independent comfort and efficiency year-round. Additional highlights include huge dedicated storage units in the basement for each residence, providing plenty of room for seasonal items and extra belongings. Perfectly located close to walking trails, schools, and everyday amenities, with a convenience store right next door , this home combines modern style with unbeatable practicality and location. (Pets considered but must be approved )