



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

701 9 Street SE
Slave Lake, Alberta

MLS # A2315350



\$739,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,431 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge in pantry, shed, garden boxes

Welcome to this stunning contemporary home featuring five spacious bedrooms and four well-appointed bathrooms. Bathed in natural light, the open-concept design flows seamlessly from the formal dining to the large kitchen—equipped with a built-in fridge and freezer, double oven, induction cooktop, and a generous island—to the inviting living room that boasts a cozy gas fireplace. The upper level offers a delightful rec space and window seats in each bedroom, while the master suite is a true retreat with heated floors in the ensuite bathroom, complete with a jetted tub, double vanity, large shower, and an expansive walk-in closet. The laundry room is ideally situated between the bedrooms for ease! Step outside to discover your private backyard oasis featuring a covered patio with gas hookup for BBQs and connections available for a hot tub. This home also includes modern conveniences such as central vacuuming, air conditioning, tall ceilings downstairs, and a wet bar in the basement—all situated in an ideal location close to schools and parks.