



**301, 201 12 Avenue SW
Slave Lake, Alberta**

MLS # A2316924

\$109,900



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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,001 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Guest, Off Street, Parking Lot, Paved, Plug-In | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|----------------------------------|-------------------|--|
| Heating: | Baseboard, Boiler, None | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 546 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | R3A |
| Foundation: | - | Utilities: | Cable, Electricity, Garbage Collection, Phone, Sewer |
| Features: | Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to this 1001 Sq Ft 2 bedroom, 1 bath corner unit on the 3rd floor in Grizzly Ridge. Features include a galley Kitchen, in suite laundry, large living room & dining room area, large spacious Primary Bedroom with dual closets & a covered balcony. Exterior upgrades include newer siding, newer windows & new shingles (2025). Condo fee includes 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.