



**GRASSROOTS**

REALTY GROUP

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**1100 10 Avenue SE  
Slave Lake, Alberta**

**MLS # A2317701**



**\$489,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** N/A

Well-maintained 2-storey home featuring 4 bedrooms and an inviting open-concept main floor where the spacious kitchen with quartz countertops flows seamlessly into the living area, creating an ideal space for everyday living and entertaining. Attractive vinyl plank flooring adds warmth and durability throughout the main floor, while tile flooring is featured in the bathrooms. The second level offers three generously sized bedrooms, including a spacious primary suite with an ensuite and walk-in closet. The basement provides substantial developed living space, including a large family room and finished bedroom, while still offering excellent potential for additional customization. The bathroom space is framed, drywalled, and finished with flooring, with plumbing rough-ins in place for future completion. Rough-in plumbing and electrical are also in place for a future kitchen or in-law suite. Additional upgrades completed during basement development include Durafoam insulation and Dricore subflooring beneath the vinyl plank flooring. Laundry is currently located in the basement, with additional laundry hookups available upstairs. A separate rear entrance provides direct basement access, and an interior door allows the main floor to be secured separately, making the layout well-suited for multigenerational living. Recent updates include a stove and dishwasher replaced within the past 3 years and central air conditioning installed approximately 2 years ago with remaining warranty coverage. Outside, enjoy a fully fenced yard with a double gate, a massive tiered deck, covered front porch with lockable storage underneath, and a 22' x 24' detached heated garage featuring high ceilings and a tall overhead door. Whether you're looking for extra space for a growing family, multigenerational living potential, or a property with room to customize, this home offers

flexibility, comfort, and value.