



GRASSROOTS
REALTY GROUP

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18 Aspen Alley
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2317708



\$679,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,684 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Asphalt, Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.89 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, R		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	21-72-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential-Improved
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Located just minutes away from Slave Lake, this modified bi-level home balances peaceful country living with modern comfort. Situated on a fully developed 0.89-acre lot, this property is framed by mature trees that create exceptional privacy while showcasing stunning panoramic views. Step inside to discover a bright main level featuring vaulted ceilings and a timeless combination of ceramic tile, vinyl plank and hardwood flooring throughout. The kitchen is designed for both everyday living and entertaining, featuring solid wood cabinetry, a large island and modern appliances. Patio doors off the dining area open onto an elevated balcony, creating the perfect space to relax and appreciate the surrounding landscape. The main level also offers two bedrooms and a full bathroom. Located on the upper level is the loft-style primary suite, walk-in closet with laundry and 4-piece ensuite. The lower level is a fully finished walkout onto a covered patio, featuring a large recreation room, wood burning fireplace, spare bedroom and full bathroom. Additional highlights include a central vacuum, new hot water heater (2025), new dishwasher and an oversized double attached heated garage.