



**34, 612 Main Street N**  
**Slave Lake, Alberta**

**MLS # A2318602**



**\$74,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	594 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Asphalt, Off Street, Outside, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Tar/Gravel	<b>Condo Fee:</b>	\$ 246
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3A
<b>Foundation:</b>	-	<b>Utilities:</b>	Cable, Electricity Connected, Garbage Collection, Pho
<b>Features:</b>	Storage, Vinyl Windows		

**Inclusions:** N/A

Why rent when you can own? This affordable 1 bedroom, 1 bathroom condo in Woodland Place offers comfortable living & excellent value. The spacious living room opens onto a private balcony overlooking the courtyard, while the kitchen includes a fridge & stove. An in-suite storage room provides added convenience. Recent exterior renovations to the complex include windows, roof, balconies, patio doors, siding, & parking lots. Woodland Place boasts some of the lowest condo fees in Slave Lake, making it an attractive option for both homeowners & investors. Ideally located close to daycares, schools, the hospital, shopping & the shores of Beautiful Lesser Slave Lake. A fantastic opportunity for first time home buyers, downsizers, or those looking for a solid investment property.