



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

204 13 Street SE
Slave Lake, Alberta

MLS # A2318632



\$519,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,476 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-72-5-W5
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas
Features:	Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home		

Inclusions: Shed(s)

This well-built Bi-level boasts a fantastic location and offers 5 bedrooms and 3 bathrooms. The house features vaulted ceilings, genuine hardwood floors, and an open concept kitchen with beautiful dark maple cabinets. The kitchen includes a central island and corner pantry that seamlessly flows into the dining and living areas. The primary ensuite is equipped with a spacious jetted soaker tub and shower. In the basement, you'll find a huge recreational room and a generously-sized laundry room with ample storage space. The property comes with a double heated garage, fully landscaped yard, fenced backyard, two storage sheds and a concrete driveway with access to the back alley. Situated in a family-friendly neighborhood with schools nearby, this could be the perfect home for your family!