



GRASSROOTS
REALTY GROUP

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5 EATING CREEK Close
Rural Lesser Slave River No. 124, M.D. of, Alberta

MLS # A2319116



\$495,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,847 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Garage Door Opener, Garage Faces Front		
Lot Size:	2.97 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscaped, Many		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Holding Tank, Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RUS
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Set at the end of a quiet cul-de-sac on nearly 3 private acres, this 1,847 sq ft home feels like a retreat you never want to leave. Step inside to an open-concept living space where a wood-burning fireplace with a beautiful white mantle anchors the living room beneath soaring vaulted ceilings, and light pours through oversized windows overlooking mature trees and open sky. The kitchen is the heart of the home – rich granite countertops, white antique cabinetry with soft-close drawers, a generous island, and stainless steel appliances make this a space built for gathering and entertaining. Down the hall, the primary suite is pure indulgence: his-and-hers vanities framed in elegant marble-look counters, a deep soaking tub tucked beneath a window, a separate glass shower, and a walk-in closet that completes the spa-like escape. Outside, the oversized triple garage is heated floor to ceiling, fully paved, wired with 220V power, and built with a dedicated workshop and storage for days – a dream space for hobbies, projects, or toys of every size. Step out back to a covered deck with BBQ gas hookup, a hot tub for unwinding under the stars, a fenced yard for pets or play, two additional sheds for extra storage, and a woodshed stocked and ready to keep you warm all winter long. Central air, forced air heat, and a septic field system round out this rare offering – acreage living, shop space, and move-in-ready comfort, all within minutes of Slave Lake. This one has it all. Come see for yourself.