



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

612 8 Avenue SW
Slave Lake, Alberta

MLS # A2322044



\$439,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding

Foundation: ICF Block

Features: Kitchen Island, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: RPSL

Utilities: -

Inclusions: Hot tub, gazebo, shed, pool table

Welcome to this stunning contemporary home featuring 4 spacious bedrooms and 3.5 bathrooms, designed for modern living. The open-concept layout seamlessly connects the living room, complete with a cozy gas fireplace, to the gourmet kitchen, which boasts a large island and a generous pantry—perfect for entertaining. Descend into the rec room basement equipped with a pool table, ideal for family fun or hosting friends. Step outside to enjoy your private deck featuring a hot tub nestled under a charming gazebo. This well-maintained property offers an attached heated garage and exceptional curb appeal, all while being conveniently located near schools and shopping centers. Experience comfort and style in every corner of this inviting home.