



832 10 Ave  
Slave Lake, Alberta

MLS # A2323589



**\$340,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	812 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

WELCOME TO YOUR NEW HOME! This beautifully maintained bi-level duplex offers 4 bedrooms, 2 full bathrooms, a single attached garage, and nearly 1,600 sq.ft. of fully developed living space. Tucked away in a quiet cul-de-sac in SW, this move-in-ready property is perfect for families, first-time buyers, or anyone looking for comfort, space and convenience. Step inside to a bright and inviting open concept main floor filled with natural light from large bay windows. The spacious living room flows effortlessly into the dining area and functional kitchen, featuring timeless oak cabinetry, a large island with power, and plenty of counter and storage space. The main level also includes a generous primary bedroom, a well-sized second bedroom with access to the backyard deck, and a full 4-piece bathroom. The fully finished lower level expands your living space with a large family/recreation room, two additional bedrooms, a second full 4-piece bathroom, and a bright laundry room with built in storage. Outside, enjoy a fully fenced backyard with ample deck space or summer BBQs, entertaining guests, or simply relaxing. The attached garage and extra parking add everyday convenience. Ideally located close to schools, parks, shopping, walking trails, and all major amenities, this home offers exceptional value in a desirable family-friendly neighbourhood. Don't miss this opportunity , book your showing today!