



317 12 Street SE
Slave Lake, Alberta

MLS # A2323757



\$478,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,325 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-72-5-W5
Exterior:	Vinyl Siding	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to this well-maintained bi-level home located in a quiet, family-friendly neighborhood in Slave Lake. Ideally located near schools, parks, and amenities, this home offers comfort and flexibility for growing families. Step inside to discover an inviting open-concept main level featuring vaulted ceilings and an abundance of natural light. The kitchen showcases updated Italian ceramic tile flooring, dark cabinetry, and a convenient island with breakfast bar seating. The adjoining dining area provides direct access to the patio, making indoor-outdoor living a breeze. The main floor also offers two bedrooms and a 4-piece bathroom. Upstairs, you'll find a private loft-style primary bedroom complete with a 4-piece ensuite, creating the perfect space to unwind. Additional accommodations are located in the fully developed basement — two bedrooms, a bathroom, recreation room, and a second kitchen. With its separate entrance, this lower level presents excellent potential for private living. Additional features include an updated hot water tank (2023), gas hookup in the basement for a fireplace, barbeque gas line on the patio and a spacious backyard with a large double rear gate for easy alley access. A versatile home in a desirable family-oriented location — don't miss this opportunity!