



**GRASSROOTS**

REALTY GROUP

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**920 6 Street SE**  
**Slave Lake, Alberta**

**MLS # A2324075**



**\$450,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,451 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Boiler, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** STORAGE SHED

This is truly a must see house ! This majestic landmark stands proudly with over 2450 sq feet of living space plus a fully finished basement with its own separate entrance. Numerous recent and modern updates which include new flooring, lighting, new window coverings, New bathrooms, and an updated kitchen with granite counter tops, and an abundance of cabinet and pantry space. A massive main floor family room with big bright windows, and a vaulted ceiling reaching to the second floor. Upstairs are 4 bedrooms, the primary suite has a huge 4 piece ensuite bath with an oversized shower with custom fixtures. the 4th bedroom sports a balcony overlooking the back yard in privacy. A big double lot matches the house itself. Fully finished basement with a 5th bedroom, another remodeled bathroom, and a great family room with wet bar and wood burning fireplace. Enjoy the driveway that can easily hold 4 vehicles plus the double attached garage. Located in the heart of the S.E. right across from Hilda Eben Park. Make sure not to miss this house, it has all the room and upgrades welcoming any size family to move right in.