



GRASSROOTS
REALTY GROUP

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1019 12 Street SE
Slave Lake, Alberta

MLS # A2324901



\$194,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,469 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		
Inclusions:	N/A		

Spacious duplex located in the South East backs onto a green belt. Perfect for the growing family or investment property. Front Enclosed porch opens to the entry, which has a 2 Pc Bath and direct access to a single attached Garage. Open concept main floor with a living room, dining area and kitchen with a sunshine ceiling. Upstairs is the Primary Bedroom with a 3 Pc Ensuite, 2 Additional Bedrooms and a 4 Pc Bath. Basement has a Utility/Laundry Room, and Rec Area. A covered deck off the dining room makes for a great space for entertaining. Fenced yard backs onto a green space. Located close to the walking trails, Church's, Schools, Parks and Shopping. Great family home or investment property!