



GRASSROOTS
REALTY GROUP

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409 13 Street SE
Slave Lake, Alberta

MLS # A2329596



\$529,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,694 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landsc		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-72-5-W5
Exterior:	ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Step into your dream home! This beautifully maintained modified bi-level sits in one of Slave Lake's most sought-after locations, offering the perfect blend of style, space, and privacy. As you head up from the welcoming foyer, prepare to be wowed by a bright, open-concept main floor boasting soaring vaulted ceilings! The space flows beautifully with a tasteful mix of hardwood, ceramic tile, and cozy carpet, all feeling incredibly vibrant thanks to a fresh interior paint job completed in 2026! The kitchen is an entertainer's dream, packed with abundant cabinetry, sweeping counter space, a massive center island, a handy corner pantry, and sleek modern appliances. From the dining area, step right out onto your large deck, the ultimate spot for summer BBQs while overlooking your fully fenced backyard. Two spacious bedrooms and a full bathroom complete this fantastic main level. Tucked away on its own private upper level, the primary suite is your personal oasis. This gorgeous retreat features a charming window seat, a walk-in closet, and an absolutely stunning ensuite! Unwind in the beautiful tiled jetted tub, or rinse off in the separate custom tile and glass stand-up shower. Need more space? The fully finished lower level delivers! Host epic game nights in the oversized recreation room, plus enjoy a fourth bedroom, another full 4-piece bathroom, and a dedicated, finished laundry and utility room. Year-round comfort is completely guaranteed with an energy-efficient furnace and hot water on-demand. And don't worry about where to put your gear, as storage is plentiful both inside and out with an attached heated double garage and a handy 8' x 8' storage shed. Love your privacy? You'll adore having no rear neighbors and backing directly onto lush green space, giving you quick and easy access to fantastic nearby parks and walking trails. And as an amazing local

bonus, 13th Street is famous for hosting the absolute best Halloweens in town! Combining an unbeatable layout, gorgeous updates, and an incredible community vibe, this home is the ultimate choice for families ready to experience the very best of Slave Lake.