



GRASSROOTS
REALTY GROUP

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308 5 Street NW
Slave Lake, Alberta

MLS # A2330550



\$329,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,353 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Side, Heated Garage, Rear Drive, Single Garage De		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-72-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Walk-In Closet(s)		

Inclusions: N/A

Discover the perfect combination of space, comfort, and convenience in this 1,353 sq. ft. bungalow, located near the heart of Slave Lake with quick access to schools, downtown amenities, shopping, and recreation. Situated on a fully fenced lot with no rear neighbours, this property offers added privacy and a great space for families, pets, or entertaining. The bright and inviting main level features an open-concept kitchen, dining, and living area with abundant natural light and durable laminate flooring throughout. The spacious kitchen offers plenty of cabinet storage, modern appliances, and convenient access to the backyard through the dining room patio doors—perfect for summer BBQs and outdoor gatherings. The primary bedroom includes a walk-through closet leading to a private 2-piece ensuite, while two additional bedrooms and a full bathroom complete the main floor. Downstairs, you'll find a generous recreation room featuring a cozy gas fireplace and new vinyl plank flooring, creating the perfect space for family movie nights or entertaining guests. The lower level also includes two bedrooms, an additional bathroom, laundry area, and a dedicated storage space. Accessed from the side alley, the 24' x 16' detached heated garage provides ample room for parking. If you're looking for space, functionality, and a fantastic location at an affordable price, this home is one you won't want to miss!