



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

505 12 Avenue
Slave Lake, Alberta

MLS # A2331689



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,233 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: garage heater, work bench, barbecue

****Welcome to 505 12 Street SE!**** This beautifully maintained 1979 four-level split offers the perfect blend of space, comfort, and thoughtful updates in a desirable neighbourhood close to walking trails. The functional multi-level layout provides plenty of room for family living, featuring a spacious primary suite complete with a large walk-in closet and private 3-piece ensuite. Numerous updates throughout the home, including shingles, furnace, hot water tank, bathrooms, windows and flooring, provide peace of mind for years to come. Step outside to enjoy the large south-facing deck, perfect for soaking up the sun or entertaining family and friends. The natural gas barbecue is included, making summer gatherings a breeze. The heated double attached garage adds year-round comfort and convenience. With its generous living spaces, extensive updates, and fantastic location close to trails and amenities, this move-in-ready home is one you won't want to miss!