



GRASSROOTS
REALTY GROUP

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721 12 Street SE
Slave Lake, Alberta

MLS # A2332745



\$480,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,336 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Kitchen Island, Sump Pump(s)		

Inclusions:	Air Compressor
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Move-in ready and freshly updated, this 1,336 sq. ft. bi-level is located in the desirable SE area of Slave Lake and offers 5 bedrooms and 4 bathrooms, making it an excellent choice for families or anyone needing extra space. The entire home has been freshly painted and features new basement carpet, recently cleaned air ducts, and a complete set of brand-new Samsung appliances, including the refrigerator, stove, dishwasher, microwave, washer, and dryer. The functional layout includes two basement bathrooms, providing added convenience for older children, guests, or those considering renting out rooms. You'll also appreciate the abundance of storage throughout the home, with multiple linen closets, under-stair storage, and a spacious utility room. The laundry is currently located in the basement, but additional washer and dryer hookups are already in place in the rear entrance, offering the flexibility to relocate the laundry or add a second set of machines. Step outside to a fully fenced backyard with a spacious deck, perfect for entertaining, relaxing, or enjoying family time. A true standout feature is the attached rear garage, built more like a shop, featuring 10' ceilings, 12' x 9' overhead doors, a floor drain, built-in workbench and cabinets, an air compressor, ceiling-mounted retractable air hose reel, a 30-amp, 250-volt welder receptacle, and man doors providing access to the front yard, backyard, and the house. Convenient alley access completes this exceptional property, offering the perfect combination of a move-in-ready home and an incredible shop-style garage.