



GRASSROOTS
REALTY GROUP

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900 1A Avenue SE
Slave Lake, Alberta

MLS # A2334227



\$329,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,395 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad, Rear Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-72-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		
Inclusions:	Light Fixtures, TV Wall Mount, Storage Shed		

Welcome to modern, spacious, and worry-free living in Slave Lake's Southeast neighborhood! Boasting 1,931 sq. ft. of total finished living space, this stunning 4-bedroom, 3.5-bathroom duplex seamlessly combines comfort, style, and functionality. Step inside to an inviting open-concept main floor designed for family connection and effortless entertaining, bathed in rich natural light. The fully finished lower level offers extra living space for a media room or play area, complete with fresh paint (2022) and updated light fixtures (2022). Convenience continues in the upgraded dedicated laundry room featuring an added utility sink (2022). Outdoors, enjoy your private oasis: a fully landscaped yard framed by mature trees, 6-foot privacy fencing, and a storage shed for all your gear. Parking is a breeze with a large rear driveway backing directly onto a quiet rear lane. Situated in a friendly neighborhood just steps from local high schools, parks, and scenic walking trails—this turn-key home delivers space, location, and unbeatable value!