



GRASSROOTS
REALTY GROUP

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45 Springwood Drive NE
Slave Lake, Alberta

MLS # A2336061



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,540 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions:	NA
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Welcome to this beautifully designed 5-bedroom, 3-bathroom modified bi-level in the desirable Springwood neighbourhood. The bright, open-concept main level features impressive vaulted ceilings and a thoughtfully designed kitchen complete with a huge island and corner pantry, making everyday living and entertaining a breeze. The unique layout offers a private Primary Bedroom on its own level, creating a peaceful retreat with an oversized walk-in closet featuring its own window for exceptional natural light. With five bedrooms and three bathrooms, there is plenty of space for family, guests, or a home office. Step outside to enjoy the spacious backyard and relax or entertain on the composite deck. Additional features include Central Air for year-round comfort and a double heated garage. With its smart floor plan, generous living spaces, excellent outdoor amenities, and sought-after Springwood location, this home is a wonderful opportunity for those looking for comfort, functionality, and room to grow.