



GRASSROOTS
REALTY GROUP

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501 4 Street NE
Slave Lake, Alberta

MLS # A2346601



\$519,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,279 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Driveway, Front Drive, Parking Pad, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Private, W		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows		

Inclusions: Backyard Fountain/Water Feature, Shed, Exterior Storage Cabinets

Beautifully renovated bungalow in a fantastic NE Slave Lake location, just a short walk from the schools, Legacy Centre and Daycare, Schurter Park, Baseball Diamonds, Community Walking Trail, Hospital and downtown amenities. The main floor offers three bedrooms and features hardwood flooring through the dining room, hallway and primary bedroom. The large kitchen features tile flooring and backsplash, high-quality cabinetry, a large island, quartz countertops and KitchenAid appliances, including a hybrid range with gas burners and an electric oven. The home also features a wood-burning fireplace with blower fan, tiled surround, mantle and raised tile hearth, providing a cozy source of heat and an excellent backup heat source during a power outage. The bathrooms feature attractive tile wainscoting and granite epoxy countertops. The finished basement adds additional living space, with vinyl plank flooring, a dedicated office with built-in desk and cabinetry, a flex room that could be used for crafts, exercise, gaming or additional storage, a living room, and a bedroom with built-in Murphy bed and cabinetry, along with two closets. A large 3-piece bathroom features a vanity with granite epoxy countertop, while the basement also provides extensive storage space throughout. Numerous upgrades have improved both the comfort and efficiency of the home, including an additional 2" of foam insulation installed beneath the engineered wood siding, additional blown-in attic insulation and triple-pane front windows, while the remaining windows are double pane. These improvements not only enhance energy efficiency and help reduce operating costs, but the additional insulation and triple-pane front windows also provide improved sound reduction. The electrical service has been buried, creating a cleaner appearance and eliminating overhead electrical lines. Outside,

the beautifully landscaped yard features concrete and paving stone walkways and patios, a custom-built stone fountain/waterfall feature, a huge garden, flowers, plants and raspberry bushes, creating multiple areas to enjoy the outdoors and entertain. A natural gas BBQ hookup adds convenience for outdoor cooking and entertaining. A spacious 25' x 24' detached heated workshop with vaulted ceiling provides excellent space for hobbies and projects or, with its double doors, could function as storage for ATVs, snowmobiles or even become the ultimate man cave or entertaining suite. An 8' x 10' shed and custom-built exterior storage cabinets offer plenty of additional storage. The matching siding on the workshop and shed matches the home, creating a cohesive and attractive exterior. Parking is plentiful, with large front and rear driveways. With its extensive upgrades, beautifully landscaped yard, multiple outdoor living spaces, large heated workshop and exceptional location close to schools, recreation, healthcare and downtown amenities, this is an opportunity to own an upgraded and move-in-ready home.