



GRASSROOTS
REALTY GROUP

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900 10A Avenue SE
Slave Lake, Alberta

MLS # A2347167



\$429,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,007 sq.ft.	Age:	1982 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage, Oversized, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	30-72-5-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Primary Downstairs, Storage		

Inclusions: Light Fixtures, TV Wall Mount

Looking for a move-in ready home with major upgrades already taken care of? This inviting property offers just that, starting with a cozy main-level living room featuring large windows and light colour tones, creating a bright and welcoming space that truly serves as the heart of the home. The kitchen makes a statement with bold, dark cabinetry, brand new countertops (2026), and modern appliances. An adjoining dining area provides convenient access to the rear porch, while two bedrooms and a 4-piece bathroom complete the main level. The bright and welcoming theme continues into the fully finished basement, featuring a generous recreation room and an additional den, providing plenty of space for family activities, hobbies, or a home office. The primary bedroom is located on the lower level, along with a second bedroom and a 3-piece bathroom. Laundry and utility areas round out this functional space. Peace of mind comes standard with recent exterior updates, including new siding, windows, and doors, all completed in 2021. Plus, enjoy year-round comfort with a brand new furnace and central air conditioning installed in 2023. Additional features include 100-amp electrical service, copper/ABS wiring and plumbing, TV wall mounts, and existing rough-ins for a future central vacuum system and hot tub connection. Outside, fantastic curb appeal welcomes you with a long driveway leading to a double detached garage, plus a dedicated gravel parking area offering additional space for ATVs and recreational vehicles. The spacious, private backyard provides the perfect setting for relaxing, entertaining, or enjoying time outdoors. Located in a wonderful, family-friendly neighbourhood within walking distance of the local high school, nearby parks, and scenic walking trails, this well-maintained home offers a fantastic opportunity to enjoy comfortable living in a desirable setting!

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