



GRASSROOTS
REALTY GROUP

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808 1A Avenue SW
Slave Lake, Alberta

MLS # A2347370



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,140 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, No Neighbours Behind, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1 - Detached Residential
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s)		

Inclusions: Garden Shed

New to the Market, this 1240 sq. ft bi-level with 5 spacious bedrooms and 3 bathrooms. Located in a quiet residential street; this well maintained property would make a great family home: fenced backyard, nice sized deck on the back, spacious rooms and a quality, insulated attached double garage with storage cupboards and workbenches. The kitchen is roomy with space left to install an island; off the back the garden doors open up to a nice large deck for sitting and relaxing. House brings in plenty of natural light from several windows. Large recreation / family room downstairs along with 2 more bedrooms. 3 large bathrooms for family members and guests. Garage is immaculate with painted floors and plenty of storage cabinets; not to mention an ultra quiet Liftmaster garage opener. This could be the one you have been waiting for to hit the market, well worth the time to check out.