



GRASSROOTS
REALTY GROUP

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313 3rd Avenue NW
Slave Lake, Alberta

MLS # A2347865



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	981 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Triple Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Close to downtown and schools! This cute and cozy home is ready for you! Nice size living room, country style kitchen with pantry, light and bright white cabinetry and access to the side entry, The primary bedroom features a nice size closet, the office has garden doors to the back deck, 3-pc bathroom and 2nd bedroom completes the main level.. The HWT was replaced in 2025 , main level windows replaced i approximately 5 years ago. The lower level is partially developed waiting for the final touches. Outside features a wrap-around deck with a accessibility ramp. The back yard boasts an impressive heated triple car garage with garage openers on all 3 doors.