



GRASSROOTS
REALTY GROUP

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721 5 Avenue NW
Slave Lake, Alberta

MLS # A2348087



\$268,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,328 sq.ft.	Age:	1984 (42 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl	Sewer:	Public Sewer
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Shingle Siding, Vinyl Siding, Wood Siding	Zoning:	RI
Foundation:	Block	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Closet Organizers, Natural Woodwork, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2x Sheds, Fire pit, Deep Freeze

Extensively renovated and maintained, this charming three-bedroom, two-bath home is move-in ready. Enter through the covered front porch into an open-concept living and dining area with a bright, family-sized kitchen featuring stainless steel appliances and abundant cabinet and counter space. Down the hall, you'll find a family room or office near the back door, a four-piece bathroom, two additional bedrooms, a combined laundry, storage, and utility room. The spacious primary bedroom includes a walk-in closet with built-in shelving and cabinets, plus a two-piece ensuite. Outside, enjoy a beautiful fully fenced yard, a graveled fire-pit area, and two storage sheds. Upgrades include vinyl casement and slider windows, PEX water lines, doors, kitchen cabinets, tile, flooring, paint, light fixtures, plumbing fixtures, tin roof, central air, and more. Custom moldings, tilework, wallpaper, feature walls, and thoughtful details give this modern home lasting appeal.