



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

200 + 202 7 Street NE
Slave Lake, Alberta

MLS # A2348502



\$479,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bi-Level		
Size:	1,404 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2 - Medium Density Resid
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, Primary Downstairs, Sump Pump(s)		
Inclusions:	Garden shed		

Have you been waiting for a great investment opportunity? This could be your chance, nice 1404 sq. ft duplex in a great neighbourhood near the hospital, schools, walking trails and the picturesque Shurter Park. Built in 1993, this building has been immaculately taken care of over the years. Each unit has a 4 piece bath downstairs and a 2 piece upstairs, large kitchen and dining area, large living room. 3 total bedrooms downstairs with a laundry nook. All bedrooms are spacious with large windows. The back yards on both units are fully fenced with a 14x12 treated deck to sit outside and grill or just relax in the sunshine. This duplex unit is in immaculate shape and has been responsibly maintained for many years. Investment opportunity with one move in ready side; all at a great price!!