



GRASSROOTS
REALTY GROUP

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601 8 Avenue SW
Slave Lake, Alberta

MLS # A2351428

\$459,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,537 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Heated Garage, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	36-72-6-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage		
Inclusions:	N/A		

Looking for a home with space, functionality, and room for your own ideas? Set on a desirable corner lot, this well-laid out home offers the perfect opportunity to add your personal touch! The main-level foyer offers a grand entry, with convenient access to the double heated garage, along with a combined laundry and mudroom. An excellent, open-concept floor plan on the upper level, finished with a combination of ceramic tile and hardwood flooring throughout. The kitchen showcases rich cabinetry and a spacious prep island with breakfast bar seating, while the adjoining dining area provides convenient access to the deck. A generously sized primary bedroom with an ensuite, two additional bedrooms, and a 4-piece bathroom complete the upper level. Downstairs to the finished basement, find an oversized recreation room as a versatile family-friendly area, plus a fourth bedroom and utility with additional storage space. Outside, this property features a fenced backyard and a large front driveway. All in a convenient location within walking distance of St. Mary of the Lake School and quick access to downtown amenities. An exciting opportunity to bring your vision to life, don't miss out!