



GRASSROOTS
REALTY GROUP

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2300 Pioneer Drive SW
Slave Lake, Alberta

MLS # A2215477



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,590 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.56 Acre		
Lot Feat:	Back Yard, Gentle Sloping, Landscaped, Private, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Ceramic Tile, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: SHED / GREENHOUSE

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1C

Utilities: -

Affordable Elevated Living In Prestigious Gloryland! This Stunning Executive Home Offers A Bright Walkout Basement And Exceptional Natural Light Throughout. Beautifully Built with 5-Bedrooms, 3-Bathrooms, This Home Showcases An Open-Concept Design With Vaulted Ceilings, A Spacious Living And Dining Area, And A Dream Kitchen With White Soft-Close Cabinetry, Crown Molding, A Large Island With Bar Seating, Pantry, Stainless Steel Appliances, And A Sleek Convection Stove With An Easy-Clean Built-In Fan. Garden Doors Open To A Massive Sundeck Complete With A Greenhouse—Perfect For Year-Round Growing. Enjoy Beautiful Views Of The Yard And Neighbourhood, With Convenient Gas Hookups Ready For Your BBQ Located On the Deck and Below. The Primary Suite Is A Private Retreat, Featuring A Cozy Gas Fireplace, Walk-In Closet, And A 4-Piece Ensuite With A Corner Jacuzzi Tub And Standup Shower. Two More Large Bedrooms And Another Full 4-Piece Bathroom Complete The Upstairs. The Bright Walkout Basement Offers Two Additional Bedrooms, A 3-Piece Bath, A Spacious Rec Room / Additional Living Room features A Wood Stove, And Direct Access To The Beautifully Landscaped, Partially Fenced Backyard Filled With Fruit Trees, Berries, Flower Beds, Garden, Firepit, Plus A Massive Shed! The Heated, Fully Finished Double Garage Is A True Bonus With Its Own Kitchen, Floor Sump, 220V Power, And RV Hookups—Ideal For Hobbyists And Adventurers Alike. Located Steps Away From St. Francis Of Assisi High School, As Well As Shopping, This Prestigious Neighbourhood Offers Luxury, Peace, And Convenience. Updates Over The Years Include: New Roof (2016), Basement Renovation, Central Vacuum System With 5 Utility Sweeps, Garage Kitchen (2020), Deck Greenhouse (2021), And Fresh

Paint Throughout. A Rare Opportunity In An Exclusive Community—Come Experience It For Yourself!