



**GRASSROOTS**  
REALTY GROUP

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**916 & 920 6 Street SE**  
**Slave Lake, Alberta**

**MLS # A2223351**



**\$465,000**

|                  |                                             |               |                   |
|------------------|---------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                        |               |                   |
| <b>Type:</b>     | Residential/House                           |               |                   |
| <b>Style:</b>    | 1 and Half Storey                           |               |                   |
| <b>Size:</b>     | 2,451 sq.ft.                                | <b>Age:</b>   | 1978 (47 yrs old) |
| <b>Beds:</b>     | 5                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage       |               |                   |
| <b>Lot Size:</b> | 0.30 Acre                                   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Private, See Remarks |               |                   |

|                    |                                                                                                       |                   |                      |
|--------------------|-------------------------------------------------------------------------------------------------------|-------------------|----------------------|
| <b>Heating:</b>    | Boiler, Fireplace(s), Natural Gas, Radiant                                                            | <b>Water:</b>     | -                    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank                                                           | <b>Sewer:</b>     | -                    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                       | <b>Condo Fee:</b> | -                    |
| <b>Basement:</b>   | Finished, Full                                                                                        | <b>LLD:</b>       | -                    |
| <b>Exterior:</b>   | Cedar                                                                                                 | <b>Zoning:</b>    | Residential Improved |
| <b>Foundation:</b> | Poured Concrete                                                                                       | <b>Utilities:</b> | -                    |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Granite Counters, No Smoking Home, Pantry, Storage, Walk-In Closet(s) |                   |                      |

**Inclusions:** Hood Fan, Storage Shed, Piano, Treadmill, Patio Furniture, Propane BBQ

Welcome to this beautiful updated family home in Slave Lake, ideally located near schools and parks. This spacious residence features an open-concept layout that creates a warm and inviting atmosphere throughout. The large kitchen includes granite counter tops, top end gas range, a walk-in pantry and offers plenty of prep and storage space—perfect for busy family life. The fully finished basement complete with its own walk-out has been updated with new flooring, paint and rug, ideal for a rec room, home office or older children that prefer the freedom of their own entrance. Recent bathroom, primary bedroom and ensuite renovations feature modern finishes and fixtures, adding style and functionality. Enjoy peace of mind with a comprehensive Telus security system, including exterior cameras, motion-sensor lighting, and keyless entry. The fully fenced and massive backyard offers privacy and a safe play area for children and pets, while the wrap-around deck—with a gas hookup and electric awning—is perfect for outdoor entertaining. With a recently stained cedar exterior, this home is ready for you. Don't miss this move-in-ready, unique custom home in a sought-after neighborhood.