



**GRASSROOTS**  
REALTY GROUP

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**805 7 Avenue SW**  
**Slave Lake, Alberta**

**MLS # A2230900**



**\$499,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,721 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** Shed, Propane fire pit

Welcome to your dream home—a beautifully renovated 4-level split that seamlessly blends modern elegance with everyday comfort. Spanning an impressive 1,720 square feet, this residence is a true gem that boasts an array of exquisite features designed for both relaxation and entertainment. As you step inside, you'll be greeted by the fresh ambiance created by all-new flooring throughout the home. The heart of this property is undoubtedly the brand-new kitchen, featuring sleek cabinetry and state-of-the-art appliances that will inspire your inner chef. Imagine whipping up culinary delights while enjoying the open flow into the spacious dining area—perfect for hosting family gatherings or intimate dinners. The inviting family room is adorned with a cozy gas fireplace, providing warmth and charm on chilly evenings. With three generously sized bedrooms and three bathrooms (2 of which are beautifully renovated), there's ample space for everyone to unwind in style. The large rec room in the basement offers endless possibilities—transform it into a game room, home theater, or personal gym! Step outside to discover your private oasis: a newly designed patio area complete with a firepit—ideal for summer barbecues or stargazing nights with friends and family. The fenced backyard ensures privacy while providing a safe haven for children and pets to play freely. Additional highlights include new shingles for peace of mind, a new hot water tank ensuring efficiency, and some updated windows that enhance energy savings. The double attached garage adds convenience to your daily routine. Located just moments away from downtown amenities and schools, this property combines suburban tranquility with urban accessibility—making it perfect for families or professionals alike. Don't miss out

on this exceptional opportunity!