



GRASSROOTS
REALTY GROUP

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805 7 Avenue SW
Slave Lake, Alberta

MLS # A2230900



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,721 sq.ft.	Age:	1991 (34 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	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!