



GRASSROOTS
REALTY GROUP

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708 8 Avenue SW
Slave Lake, Alberta

MLS # A2235553



\$334,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,307 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RPSL
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Fiber C

Features: Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, Natural Woodwork, Pantry, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 X SHEDS / FIRE PIT

Warm, Welcoming, and Wonderfully Functional. This charming two-storey offers a perfect blend of character and comfort, delivering over 1,300 sq ft of thoughtfully finished living space. With 3 bedrooms, 3 bathrooms, and a bright, airy layout, it's a home that suits both everyday living and entertaining with ease. The main floor welcomes you with an abundance of natural light, a cozy front living room, and an open-concept kitchen and dining area complete with stainless steel appliances, a walk-in pantry, and a large central island with built-in power—ideal for busy mornings or hosting friends. A convenient 2-piece bath and direct access to the backyard make daily life even more seamless. Upstairs, the spacious primary suite features a walk-in closet and a private 3-piece ensuite with a sleek glass shower. Two more bedrooms and a full 4-piece bath round out the upper level, offering space and privacy for family or guests. The basement is partially finished with a versatile rec room, laundry area, rough-in plumbing for a future bathroom, and plenty of storage options. Outside, enjoy your fully fenced backyard oasis—complete with a firepit, two handy storage sheds, and rear alley access with additional parking. This home has been lovingly maintained and is move-in ready—everything you need for stylish, practical living is right here.