



**GRASSROOTS**  
REALTY GROUP

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**713 6 Avenue NE**  
**Slave Lake, Alberta**

**MLS # A2239521**



**\$424,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	102 Residential Imp/Site
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	Light Fixtures		

This charming and spacious bungalow offers the perfect blend of modern updates and everyday functionality. Featuring four bedrooms and three bathrooms, this home has been thoughtfully renovated to meet the needs of today's homeowners. The basement was fully finished in 2024, adding a generous amount of versatile living space ideal for a family room, guest area, or home office. Inside, you'll find a modern, updated interior with new flooring throughout and a completely refreshed upstairs bathroom. The property includes hot water on demand for added convenience and efficiency. Step outside to enjoy both a front and back deck, completed in 2022, perfect for entertaining or relaxing in the sun. A large detached double garage with back alley access provides plenty of room for parking or a workshop setup. Located in a highly desirable neighborhood, this home is just minutes from the hospital and local schools, making it perfect for families or professionals. Added features include security cameras, lockable gates for privacy and peace of mind, and an additional sump pump installed outside for extra drainage protection. This move-in-ready bungalow is a rare find, combining comfort, security, and a fantastic location. Don't miss out on this exceptional opportunity.