



GRASSROOTS
REALTY GROUP

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1100 7 Street SW
Slave Lake, Alberta

MLS # A2249052



\$489,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,401 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Irregular Lot, Landscaped, Lawn,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Shed, fire pit, hot tub, garden boxes

A custom-built home in the SW awaits new owners to enjoy all the well-appointed space it has to offer! Stepping inside this 1400+ sqft bungalow, you will be wow'd by the open-concept floor plan. Facing the street, is the formal dining room or flex space with pillar detail at entry. The durable tile flooring throughout the main level takes you into the kitchen with ample maple cabinetry, a walk in pantry, eating bar on the large island with waterfall corian countertops and tile backsplash. This open space also features access off the breakfast bar the to deck and the cozy living room with gas fireplace framed by windows overlooking the pie-shaped backyard. The Primary suite is huge with a bay window that offers a backyard garden view-a perfect reading spot! The space has hardwood flooring, a walkin closet and a 3 pc ensuite bath. The main floor also has a 4 pc bathroom with convenient laundry included here! Rounding out the main is another spacious bedroom. Taking the open staircase to the lower level will bring you to a very large open recreational space, perfect for a movie room, quilting or crafting area, pool table or whatever your family desires! There are two more bedrooms and 4 pc bathroom plus ample storage in the utility room. The home has had recent upgrades that include: all appliances, furnace and hot water tank, roof, some fencing. For the gardener, the landscaped back yard is complete with garden beds in a fenced in area. A back alley accessible gate allows for RV storage. The deck is one for the books, with a covered portion off the breakfast nook , a built-in hot tub with privacy wall and plenty of space to enjoy the afternoon sun and sunset! For Him, an attached 21'x25', heated garage offers room for the toys and workspace. This Southwest Family neighborhood is close to parks, schools, downtown amenities and even a brewery not too far away!

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