



**GRASSROOTS**  
REALTY GROUP

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**845 12 Street SE**  
**Slave Lake, Alberta**

**MLS # A2249457**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Street		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Constructed in 2012, this stunning bi-level family home is an absolute gem that you won't want to miss! Boasting 1610 square feet of thoughtfully designed living space, the home features 5 spacious bedrooms and 3 well-appointed bathrooms. The heart of the home is the modern kitchen, showcasing elegant ceramic flooring, abundant hardwood cabinets, a convenient walk-in pantry, and a generous dining area that opens onto a welcoming backyard constructed of composite decking. Natural light floods the interior spaces, creating a bright and inviting atmosphere throughout. The fully finished basement level includes a expansive recreation room complete with a pool table for endless entertainment. Situated in a peaceful, family-friendly SE neighborhood, the property features a fully fenced backyard for added security. Additional amenities include a central vacuum system with attachments, endless amounts of storage, build in wall unit and raised garden beds. This exceptional home truly offers everything a family could desire!