



GRASSROOTS
REALTY GROUP

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845 12 Street SE
Slave Lake, Alberta

MLS # A2249457



\$549,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,610 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Street		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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)		
Inclusions:	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, newly upgraded appliances, a convenient walk-in pantry and a generous dining area that opens onto a welcoming backyard. Step onto a beautiful back deck constructed of composite decking and aluminum railings. A private yard with mature trees, large garden boxes, fully fenced, backing onto green space with back alley access. 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. Additional amenities include a central vacuum system with attachments, endless amounts of storage, build in wall units. Included are the front entry art work and an additional full size refrigerator located in the utility/storage room. This exceptional home truly offers everything a family could desire!