



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

300 13 Street SE
Slave Lake, Alberta

MLS # A2251297



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,282 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	4
Garage:	Drive Through, Front Drive, Garage Door Opener, Interlocking Driveway, Park		
Lot Size:	0.21 Acre		
Lot Feat:	Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Marble	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	R1A
Foundation:	ICF Block	Utilities:	-
Features:	Bidet, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry		

Inclusions: ALL furniture and decor in home is negotiable

Step into luxury with this exceptional 4 bedroom, 4 bathroom home that seamlessly blends elegance and comfort. The grand foyer welcomes you with stunning marble flooring, setting the tone for the refined details throughout. The primary retreat is a sanctuary all its own, located upstairs for ultimate privacy. It features a gas fireplace, expansive walk-in closet with a sky tunnel, and a spa-inspired ensuite with heated Jacuzzi tub, and bidets. The open floorplan is perfect for entertaining, with a chef's kitchen boasting a Sub-Zero fridge, induction cooktop, built-in oven, dishwasher, and compactor, all complemented by beautiful hickory hardwood flooring. Down stairs you'll find 2 more baths, a spacious bedroom and a theatre room with a big screen and dedicated seating that adds a cinematic touch for family nights or entertaining guests. Enjoy year-round comfort with dual furnaces and central Air conditioning, managed by Nest thermostats, and a heated triple attached garage that provides both convenience and practicality. Outside, the property continues to impress with a wrought iron gate, beautifully landscaped grounds, gazebo, and two fire tables, creating an inviting space to relax and entertain. This home is a rare combination of sophistication, functionality, and lifestyle—designed to meet every modern need while offering timeless luxury.