



**GRASSROOTS**  
REALTY GROUP

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**300 13 Street SE**  
**Slave Lake, Alberta**

**MLS # A2251297**



**\$739,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,282 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Drive Through, Front Drive, Garage Door Opener, Interlocking Driveway, Park		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Gentle Sloping, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	R1A
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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.