



GRASSROOTS
REALTY GROUP

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509 13 Avenue SE
Slave Lake, Alberta

MLS # A2257639



\$330,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,470 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Recessed Lighting, Storage		
Inclusions:	Refrigerator, Pool Table, Piano		

This charming bungalow offers over 1,450 sq ft of living space on the main floor, and sits on a private yard surrounded by mature trees. Featuring 5 bedrooms and 3 bathrooms, this home is ideal for families, those who love to entertain, or even as an income property. Inside, you'll find hardwood floors on the main level and a welcoming family room with a beautiful brick wood-burning fireplace and built-in shelving. The primary bedroom features a built-in closet organizer and a 3-piece ensuite. The fully finished basement is a true highlight with your very own at-home pub, complete with a stunning bar, glass shelving, oak wall paneling, full-size refrigerator, wood-burning fireplace, pool table, and spacious living area with a built-in book shelf. With direct access through the garage, it potentially offers the flexibility to convert to an in-law suite. Additional features include a double attached heated garage, on-demand water heater, high-efficiency furnace, and some newer windows. This is a unique home that blends comfort, functionality, and character throughout.