



**GRASSROOTS**  
REALTY GROUP

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**405 8 Street NE**  
**Slave Lake, Alberta**

**MLS # A2258666**



**\$354,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,248 sq.ft.	<b>Age:</b>	1974 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	102 Residential Imp/Site
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Pantry, Storage		

**Inclusions:** Light Fixtures, Shed

Welcome to this beautifully maintained bungalow located in a highly desirable, family-friendly neighbourhood—just steps from the hospital, schools, daycare, and scenic biking and walking trails. Enjoy the convenience of being within walking distance to downtown, all while living in a quiet, well-established area. This home offers rare privacy with no rear neighbours, allowing you to fully enjoy the mature, beautifully landscaped yard—perfect for relaxing or entertaining guests. Inside, you'll find a warm and inviting living room that flows into a bright, functional kitchen. The spacious primary bedroom features a private ensuite, complemented by a second well-sized bedroom and a full main bathroom. The fully finished basement offers impressive additional living space, including a generous rec room—ideal for family movie nights, entertaining, or kids' play. Two additional bedrooms, a third bathroom, and a flexible area for a workshop, hobby room, or home office complete the lower level. Recent upgrades include new windows, shingles, fencing, and a dishwasher—making this charming home truly move-in ready. Don't miss your opportunity to own this ideal property in a fantastic location!