



GRASSROOTS
REALTY GROUP

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309 4 Street NE
Slave Lake, Alberta

MLS # A2262842



\$529,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,649 sq.ft.	Age:	1977 (48 yrs old)
Beds:	6	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Double Garage D		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, S		

Heating: Central, Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Carpet, Ceramic Tile, Vinyl

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Up To Grade

LLD: -

Exterior: Brick, Wood Siding

Zoning: R2

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Storage, Wet Bar

Inclusions: Dining Room set w/Table, 8 Chairs & China Cabinet

Here it is, a stately home spread over two lots boasting 6 bedrooms and 2 garages plus RV parking. Many recent upgrades to the home including shingles and new garage doors 2 years ago. The kitchen has been upgraded and is enormous, it includes a large dining area inside the kitchen but also has a formal dining room complete with the furnishings. This house has so much space with 3 bedrooms, 2 bathrooms upstairs including a fully renovated primary ensuite with a double sized shower. The ceilings measure a little higher than normal, and the house boasts 2 wood burning fireplaces. Then there's central air conditioning to keep it cool in the summer. Downstairs are two rec areas, a bar, and home to the second fireplace. Big laundry room with plenty of space and light. 3 more bedrooms downstairs and another full bath. Also featured is direct access to the massive 29x24 heated attached garage via the heated breezeway which gives you access to the front and back of the house from the basement. The back yard has a 6 ft brick fence which encloses 1/2 the yard that features a big deck, Saskatoon bushes, lots of concrete, and a secondary double sized / single door garage. Outside of that big brick fence is so much more yard, with a big RV parking pad, and double concrete drive to the second garage. The space, the 6 bedrooms and 3 bathrooms, the yard, garages, and parking make this a dream for many. Today, your dream of owning this house can come true.