



GRASSROOTS
REALTY GROUP

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313 12 Street SE
Slave Lake, Alberta

MLS # A2263121



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,581 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Few Trees, Private, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	31-72-5-W5
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Furniture negotiable		

Well maintained, move in READY ! This Beautiful 4-bedroom bungalow features 3 bathrooms with modern finishes and fixtures. The beautiful kitchen boasts dark wood cabinets, a spacious island perfect for gathering, walk-in pantry for storage, top-of-the-line Black stainless steel appliances, and elegant granite countertops. Engineered hardwood floors flow throughout the main living space, while the large rec room provides ample storage and entertainment options. Strategically located near schools, walking paths and playgrounds, this well-maintained property includes a double detached garage, private backyard with back ally access. Natural light streams through numerous windows, creating a bright and inviting atmosphere throughout.