



GRASSROOTS
REALTY GROUP

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600 10 Avenue SE
Slave Lake, Alberta

MLS # A2264685



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,440 sq.ft.	Age:	1986 (39 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood
Floors:	Ceramic Tile, Hardwood, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed, Firepit

This upgraded family home has so much to offer including a GREAT location. Sitting on a corner lot that backs onto Hilda Eben Park, this 4 bedroom home is close to the new splash park, skateboard park, ice rink and sliding hill....also steps away from the Allarie Trail system that goes all through town! The home has great curb appeal with updated siding and roofing (2017). Stepping inside the nice -sized foyer with coat closet and access to the heated double garage (has access to backyard, and tonnes of storage shelves!). The livingroom features a wood burning fireplace and staircase with lofting hall to the bedrooms and bathroom on the upper floor. The open kitchen dining room is stocked with timeless oak cabinetry, a "Floating" island, updated appliances and a kitchen sink overlooking the side yard. This is a large space, where you could have a breakfast nook! The Sunken dining room could also be used for a small cozy family room....choice is yours! Out through the patio doors to the back yard, you'll enjoy approx 30' private deck, firepit area and some landscaping features. There is a cement pad and access to the garage around the east side. Rounding out the home is a lower level, with two good sized bedrooms, or use as one bedroom & family room, and utility/laundry room (washer & dryer new in Nov 2024)with pocket door. This family home with a very pleasing floor plan combined with a dream private backyard, makes the perfect choice to settle in SE Slave Lake!