



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

23 Springwood Drive NE
Slave Lake, Alberta

MLS # A2268739



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,592 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Parking Pad		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Front Yard, Irregular Lot, L		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, Jetted Tub, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1A
Utilities:	-

Inclusions: POOL TABLE & ACCESSORIES, 2 SHEDS, PLAYSET

FANTASTIC SUBDIVISION for this executive 2 storey home, backing onto the Creek. Home is 2,591.89 sq ft plus a fully finished basement that features the 4th bedroom, a 3pc bath and a perfectly outfitted games room complete with the pool table & accessories. Going upstairs to the Main floor is a huge spacious entry way with an Amazing Front Door that speaks to the curb appeal! Main Floor laundry, a bedroom that could easily be a main floor office/workroom, 2pc bath, a sparkling white kitchen with stainless steel appliances, with a breakfast nook and family room. Also there is a formal dining area/living room complete this main floor. Upstairs you find the the Master suite that features a 5pc bath with his\her sinks, a separate stand up shower and a jacuzzi tub plus 2 more bdrms & 4pc bath. Upgrades include- 2 furnaces Dec/24, HWT Dec/24, Flooring in kitchen & family room March/25, some cupboards & counter top Mar/25, cooktop, Apr/25, fridge Apr/25, dishwasher & garburator, Apr/25, washer & dryer Apr/25. Outside you can't beat the yard that backs onto the green zone & fire pit area. Great family neighbourhood, yard & a stunning home!