



GRASSROOTS
REALTY GROUP

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605 6 Avenue NE
Slave Lake, Alberta

MLS # A2273728



\$339,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,401 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad, Rear Drive, Unassigned		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Landscaped, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Double Vanity, Laminate Counters, Vinyl Windows		

Inclusions: N/A

Upgraded 1400 sq ft Bungalow located in the desired NE. Bright, Spacious Living Room has a Wood Burning Fireplace, Modern White Kitchen/Dining Room with updated cabinets and Stainless Steel Appliances. Convenient main floor Laundry. Primary Bedroom with two closets, and an updated 3 Pc Ensuite. Main floor has 2 Additional Bedrooms sharing the updated 5 Pc Bath. The Basement is ready for your finishing touches with the drywall primed and ready for painting. Includes a Large Rec/Games Room, Bedroom, Bathroom, Storage Room, and Utility Room. Outside you'll find a Fenced, Landscaped Yard with Back Alley access and Parking. Improvements include shingles (2024), Front Siding, Vinyl Windows, Hot Water Tank, Furnace and Electrical Panel Box.. Located close to all the amenities....Daycare, Schools, Shopping, Hospital, Walking Trail and best of all....Lesser Slave Lake Provincial Park. Don't miss out on your opportunity to own this gem!