



**GRASSROOTS**  
REALTY GROUP

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

**36, 608 Main Street NW  
Slave Lake, Alberta**

**MLS # A2279532**



**\$179,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vinyl Windows		

**Inclusions:** NONE

Very well maintained 2 story townhouse style 3 bedroom, 2 bath condo with affordable monthly condo fee. New central air conditioner, high efficiency furnace, hot water tank and flooring throughout. Solid oak cabinets in the kitchen with newer stainless steel appliances for the eat in kitchen fit with a walk in pantry. The bedrooms are situated on the second floor with big closets a nice bedroom window view a 4pc bath. All window coverings are custom made blinds and are included. The condo replaced all the windows, siding, doors, and exterior over the last 5 years. The sellers care and attention to detail is very evident and exemplary throughout. Move in ready. Great purchase at an affordable price.