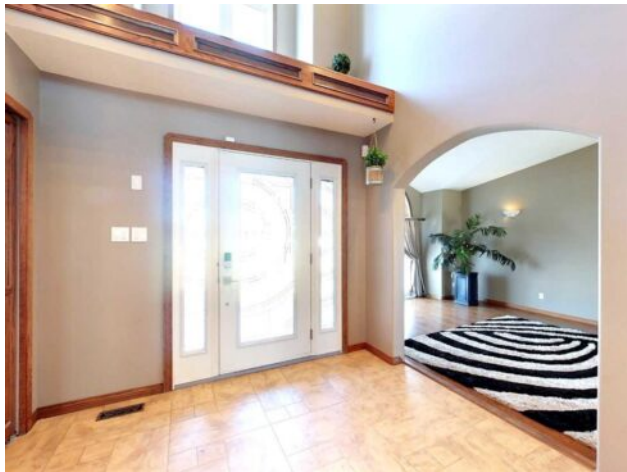




**23 Springwood Drive NE
Slave Lake, Alberta**

MLS # A2281351



\$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: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Irregular Lot, Lawn, Street Lightin | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Stucco, Wood Frame | Zoning: | R1A |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Jetted Tub, Kitchen Island | | |

Inclusions: Pool table & accessories, 2 sheds, playset

DREAM NEIGHBORHOOD! This executive 2 storey home, backing onto the green space is a great opportunity. Home is over 2,590 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!