



GRASSROOTS
REALTY GROUP

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105 11 Avenue SW
Slave Lake, Alberta

MLS # A2281997



\$419,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,261 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2A
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Skylight(s), Storage, Walk-In Closet(s)		

Inclusions: Light Fixtures, Shed, Pool Table, Trampoline and Garden Beds (2)

Welcome to this spacious and well-maintained home tucked away on a quiet cul-de-sac. The bright, open-concept upper level features a large kitchen with abundant storage and a thoughtfully designed layout filled with natural light. New windows and doors installed in 2023 enhance both energy efficiency and comfort throughout the home. The fully fenced, recently landscaped backyard is ideal for relaxing or entertaining, complete with apple, rose, and chum (cherry plum hybrid) trees. Downstairs, the finished basement provides a large, versatile entertainment room—great for movie nights, social gatherings, or a home fitness area. The home features larger bedrooms, an attached heated garage, and a large parking pad. Additional highlights include a newer furnace in both the house and garage (replaced within the last 5 years), Telus home security with video cameras, keyless entry, and a smart garage door opener. Ideally located within walking distance to St. Mary School, the pool, and the multi-recreation centre, this home combines space, comfort, in a great location.