



**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.