



**GRASSROOTS**  
REALTY GROUP

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816 11 Avenue SE  
Slave Lake, Alberta

MLS # A2282710



**\$419,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,238 sq.ft.	Age:	1996 (30 yrs old)
Beds:	6	Baths:	2
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

A great family home in the heart of Slave Lake's SE quadrant, close to the new spray park and outdoor ice rink. This 1200 sq ft home was built in 1996 with a floorplan that's pleasing to the whole family. Step inside this bilevel that has a large landing at the entry and up the steps to a vaulted spacious living room. The dining room has a bay window/garden door to the newer deck. The white kitchen has a window overlooking the backyard which is fully fenced and landscaped with towering aspen trees for privacy. Completing the main floor are two bedrooms, a 4 pc bath and primary suite that includes a 3 pc ensuite and walk-in closet. This room is large enough for a king bed and has two good sized windows on the east side of the home. The lower level offers more bedrooms, a 3 pc bathroom, family room and large utility/laundry room. A favorable feature from the lower level is an access door to the 23x24 heated garage. This property is priced to sell and is available for a quick possession.