



**1123 11 Avenue SE**  
**Slave Lake, Alberta**

**MLS # A2288130**

**\$319,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,561 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** N/A

Looking for a new home for your family? This Custom Built 2 storey 1/2 Duplex is located in SE Slave Lake, it has 3 bedrooms and 3 bathrooms. Open concept Living Room, Dining and Kitchen with Dark Cabinets, Laminate and Ceramic Tile flooring. Patio Doors off the Living Room open to a deck and fenced backyard. A 2 Pc Bath on the main level and direct access to the attached garage. Upstairs, the Primary Bedroom has a huge Walk-in Closet and 4 Pc Ensuite. Laundry Room off the spacious hallway, 2 nice sized Bedrooms, and a 4 Pc Bath finish the 2nd Floor. Basement is undeveloped, ready for future development. Located close to the Walking Trail, Jr/Sr High School, Churches, Outdoor Recreational Area, Playgrounds and so much more. Great home for 1st time Buyers, growing Family, or Investment Property. Can be sold separately or with the other side. Tenant lease expires April 30th, 2026 No interior pictures as per Tenant request.