



**732 9 Street SW**  
**Slave Lake, Alberta**

**MLS # A2288257**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan		

**Inclusions:** Home is AS is Where Is upon completion day

Immaculate one owner home in Sawridge Estates has so much to offer your family. Beautifully Maintained & Move-In Ready! This stunning 5-bedroom, 3-bath home offers an inviting blend of comfort, function, and timeless style. Step inside the large welcoming entry and take in the warmth of the hardwood flooring that flows through the spacious living room, featuring a gas fireplace, bay window, and unique ceiling cutouts that add architectural charm. The large oak kitchen is designed for both cooking and gathering, with a powered and well-lit island offering plenty of prep and serving space. The Primary Suite is a private retreat with a huge walk-in closet, 3-piece ensuite, and matching ceiling cutout detail for an added touch of elegance. Natural light pours through loads of large windows throughout, creating a bright, welcoming atmosphere in every room. Outdoors, you'll love the beautifully landscaped yard filled with perennials, yard lighting, and three inviting gazebos—perfect for entertaining or quiet relaxation. The deck includes storage space, and the fenced yard with gate - and no neighbors behind - provides privacy and security. A powered storage shed offers even more convenience for hobbies or extra storage. Well-organized and clutter-free, this home shows pride of ownership inside and out—truly a must-see property!