



845 12 Street SE
Slave Lake, Alberta

MLS # A2296028



\$555,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,610 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot, Street		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Pool/ping pong table & accessories, Standup deep freeze, Basement Refrigerator, Basement wall unit, Treadmill, Large entry wall art, window coverings, raised garden beds.

Constructed in 2012, this Bi-level family home is a genuine gem you must not miss! Providing 1610 square feet of thoughtfully designed living space, the home features 5 spacious bedrooms and 3 well-appointed bathrooms. The heart of the home is the contemporary kitchen, showcasing attractive ceramic flooring, abundant hardwood cabinetry, some freshly upgraded appliances, a convenient walk-in pantry, and a generous dining area that opens to a welcoming backyard. Enjoy a beautiful rear deck constructed with Dura decking, aluminum railings, and under deck storage. A secluded yard with mature trees, garden boxes, fully fenced, beside green space with rear alley access. Natural light floods the interior spaces, creating a bright and inviting atmosphere throughout. The fully finished lower level features in-floor heating, a large recreation area with a pool/ping pong table for endless entertainment. Situated in a family-friendly neighborhood. Additional features include rear RV parking, central vacuum system with attachments, double attached heated garage with epoxy flooring, ample amounts of storage, built-in wall units. Further inclusions include front entry artwork and a full-size refrigerator and stand up freezer located in the utility/storage room. This exceptional home truly offers everything a family could desire!