



**108 3 Street SW**  
**Slave Lake, Alberta**

**MLS # A2297742**



**\$173,500**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,085 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Driveway, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Frame, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Block	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Fiber C
<b>Features:</b>	Closet Organizers, Laminate Counters, No Smoking Home, Storage		

**Inclusions:** SHED

Don't let the price fool you &mdash; this home punches well above its weight. Extensively renovated from top to bottom, 108 3 St SW is move-in ready and loaded with value. Fresh paint, new vinyl plank flooring, updated bathrooms, and a clean modern feel throughout make this home feel brand new. The brand new furnace (2020) and new hot water tank mean the big-ticket items are already done for you. At over 1,085 sq ft, the layout is surprisingly spacious &mdash; a generous living room with large windows, a separate dining area, good-sized kitchen, den perfect for a home office or guest room, and an impressive 25-foot sunroom that adds incredible bonus space year-round. The primary bedroom features a 5-piece ensuite with double vanity, and the main bath conveniently houses the laundry &mdash; no hauling laundry through the house. Outside, you'll find a massive, fully fenced backyard with mature trees, established rose bushes, and a large garden space ready for spring planting &mdash; plus a substantial storage shed to keep everything organized. Fee simple lot &mdash; you own the land. Low taxes. Walking distance to schools and shopping. If you've been waiting for a well-cared-for, affordable home in a great location, the wait is over.