



**1216 10 Street SE**  
**Slave Lake, Alberta**

**MLS # A2303107**



**\$409,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Storage		

**Inclusions:** Light Fixtures

Welcome to this well-maintained, south-facing bungalow offering 4 bedrooms and 3 bathrooms in a quiet, friendly neighbourhood. Set on a peaceful street, the home features a welcoming front deck with a convenient ramp, plus a side yard perfect for relaxing or everyday outdoor use. Inside, the main floor offers vinyl flooring throughout, three generous secondary bedrooms, and a primary bedroom with its own private 2-piece ensuite. The lower level adds exceptional versatility with an additional bedroom featuring its own ensuite, a spacious recreation room with a wood-burning stove, and direct access to the large single attached garage through a basement walkout. The basement also includes an open, flexible shop area—ideal for hobbies, storage, or workspace. Outside, the property continues to impress with a fully fenced, decent-sized yard complete with a double gate, providing easy access for larger toys, trailers, or equipment. Recent upgrades include updated flooring and cabinets, along with a new dishwasher, washer, and microwave. The home has been thoughtfully adapted for accessibility with a stair lift that can be easily removed if not needed, offering flexibility for a variety of lifestyles. Immaculately kept and available for quick possession, this home is a fantastic opportunity for anyone seeking comfort, practicality, and a well-cared-for property in a great neighbourhood.