



GRASSROOTS
REALTY GROUP

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32 Rice Avenue
Slave Lake, Alberta

MLS # A2211720



\$624,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,580 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Ga		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, I		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1C
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Laminate Counters, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: Pool table w/ Accessories, Telus Security System, 2 Storage Sheds, Pump Spy Alarm, All Window Coverings & All Light Fixtures & Ceiling Fans w/ Applicable Remotes.

Experience the Charm of Country Living while still being close to all amenities. With 1580 sq ft of living space, this Modified Bi-level home in a quiet cul de sac features 2 Bedrooms, a 4Pc Bath; Oak kitchen with plenty of Counter Space and Corner Pantry. Hardwood floors that flow throughout most of the main and upper levels, complementing the Spacious Living and Dining area with vaulted Ceilings. The Primary Bedroom on the upper level boasts a 4Pc Ensuite and Walk-in Closet. The Fully Finished basement offers a Cozy sitting area with Wood Burning Stove, an additional Bedroom, 3Pc bathroom and Rec Area comes complete with a Pool Table and accessories. Storage is abundant, and the Heated Triple Car Garage is perfect for car enthusiasts. Enjoy the serene Fully Landscaped yard adorned with Spruce, Lilac, Maple trees, as well as Beautiful Perennials. The Driveway, Patio and RV parking are all paved with stamped & coloured concrete for easy maintenance. Conveniently located close to Shopping, Schools, Trail System, Golf Course, and the Lake. Embrace a Peaceful Lifestyle in this Idyllic Home.