

**305 6 Avenue NW  
Slave Lake, Alberta**

**MLS # A2238233**



# \$455,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	1985 (40 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Laminate Counters, Soaking Tub		

**Inclusions:** Central Vacuum in the garage

Here it is ! That big family home that you've been looking for. This one has 7 bedrooms and 3 bathrooms, and still providing a spacious living room on the main level and a cozy family room in the lower level. Big fully fenced back yard on this oversized lot that backs onto a school field, has a big deck, and a 22x28 ft double detached garage. The kitchen is made for family and this one has so much space with countless well designed cabinets, and an abundance of counter space with a big window overlooking the South facing back yard. Dining nook with patio doors onto the deck, spacious living room with laminate flooring. The primary bedroom provides a great deal of space, and features a 3 pc ensuite bath. New shingles in 2023, new hot water tank last year (with an expansion tank), fresh paint, and years of love makes this a great home for your family.