

**23 Springwood Drive NE  
Slave Lake, Alberta**

**MLS # A2281351**



**\$549,900**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	2 Storey	
<b>Size:</b>	2,592 sq.ft.	<b>Age:</b> 1995 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad	
<b>Lot Size:</b>	0.20 Acre	
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Irregular Lot, Lawn, Street Lighting	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Jetted Tub, Kitchen Island		
<b>Inclusions:</b>	Pool table & accessories, 2 sheds, playset		

DREAM NEIGHBORHOOD! This executive 2 storey home, backing onto the green space is a great opportunity. Home is over 2,590 sq ft plus a fully finished basement that features the 4th bedroom, a 3pc bath and a perfectly outfitted games room complete with the pool table & accessories. Going upstairs to the Main floor is a huge spacious entry way with an Amazing Front Door that speaks to the curb appeal! Main Floor laundry, a bedroom that could easily be a main floor office/workroom, 2pc bath, a sparkling white kitchen with stainless steel appliances, with a breakfast nook and family room. Also there is a formal dining area/living room complete this main floor. Upstairs you find the the Master suite that features a 5pc bath with his/her sinks, a separate stand up shower and a jacuzzi tub plus 2 more bdrms & 4pc bath. Upgrades include- 2 furnaces Dec/24, HWT Dec/24, Flooring in kitchen & family room March/25, some cupboards & counter top Mar/25, cooktop, Apr/25, fridge Apr/25, dishwasher & garburator, Apr/25, washer & dryer Apr/25. Outside you can't beat the yard that backs onto the green zone & fire pit area. Great family neighbourhood, yard & a stunning home!