

# \$435,000 - 1013 7 Street Sw, Slave Lake

MLS® #A2128582

**\$435,000**

4 Bedroom, 4.00 Bathroom, 1,650 sqft  
Residential on 0.11 Acres

NONE, Slave Lake, Alberta

Welcome to your future home, a stunning 2-storey beauty nestled in an family-friendly neighborhood. This home is not just a place to live, but a lifestyle offering convenience and comfort. As you step inside, you are greeted by a spacious entryway featuring high ceilings. The warm hardwood floors underfoot guide you through the open-concept floor plan that seamlessly blends the living spaces. The heart of the home, the kitchen boasts an expansive island with bar stool seating - perfect for casual meals or entertaining, and a walk-thru pantry that conveniently opens into the laundry room. Adjacent to the kitchen is the family room, a cozy retreat with a stunning mantled gas fireplace. Large windows frame views of the backyard, filling the space with an abundance of natural light. The main floor also houses a breakfast/dining area that seamlessly extends to the outdoor patio deck. A 2pc bathroom completes the main floor. The upper floor houses 3 bedrooms, including the primary suite. The suite is a private sanctuary featuring a walk-in closet and a large 3pc ensuite. An additional shared 4pc bathroom serves the other bedrooms. Fully finished basement offers additional living space. It houses a 4th bedroom, a 3pc bathroom, a large recreation room, and extra storage space. This is the perfect space for a home gym, office, or playroom. The highlight of this home is the backyard, fenced for privacy and features back-alley access for toys or RV. It's the perfect space for kids to play, for hosting



summer barbecues, or simply enjoying the outdoors. Don't miss out on this opportunity to make this your dream home!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2128582    |
| Price          | \$435,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,650       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1013 7 Street Sw                    |
| Subdivision | NONE                                |
| City        | Slave Lake                          |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A4                             |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry   |
| Appliances        | Dishwasher, Microwave, Range Hood, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None  |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| Has Basement    | Yes                      |
| Basement        | Finished, Full           |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Other, Private Yard         |
| Lot Description   | Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle             |
| Construction      | Concrete                    |
| Foundation        | Poured Concrete             |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2024 |
| Days on Market | 341              |
| Zoning         | R1               |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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