

\$549,000 - 301 3 Avenue Ne, Slave Lake

MLS® #A2220374

\$549,000

5 Bedroom, 3.00 Bathroom, 1,800 sqft
Residential on 0.20 Acres

NONE, Slave Lake, Alberta

Spacious. Stylish. Impeccably Maintained.
Your Dream Home Awaits â€œ Over 3,000 Sq
Ft of Comfort, Character & Convenience!

Welcome to a rare gem that truly has it
allâ€”space, style, and thoughtful upgrades,
wrapped in a meticulously cared-for package.
This immaculately maintained home offers
over 3,000 sq ft of finished living space,
abundant storage, and features designed to
suit families of all sizes.

* Room to Grow, Space to Breathe
Offering up to 6 potential bedrooms and 3 full
bathrooms, this home is a dream for large
families, multigenerational living, or anyone
craving flexibility. Every room is generously
sized, giving everyone their own retreatâ€”no
compromises needed.

* Highlights Youâ€™ll Love:
Cold room & tons of storage â€œ because your
lifestyle deserves space and organization

Two spacious living rooms â€œ perfect for
entertaining, relaxing, or keeping kids and
adults happy in their own zones

Cozy gas fireplace â€œ adds warmth and
charm on chilly evenings

Brand new roof (1 year old) â€œ worry-free
living for years to come



Hot water tank (2019) â€“ energy efficient and dependable

Two furnaces & central A/C â€“ climate control that keeps everyone comfortable

Immaculately maintained inside and out â€“ pride of ownership is evident in every corner

*** Truly Move-In Ready**

This isnâ€™t just a houseâ€”itâ€™s a home ready for your next chapter. Skip the renovations and enjoy peace of mind with modern mechanicals, a smart layout, and every square foot put to good use.

*** The Total Package**

Perfectly located with unmatched value and room to grow, this is the kind of opportunity that doesnâ€™t come up often. Whether you're upsizing, welcoming extended family, or just want space to spread out and enjoy lifeâ€”this is the one.

*** Don't Miss Out!**

Homes like this are rareâ€”schedule your showing today and experience what over 3,000 sq ft living space of happiness feels like.

Built in 1997

Essential Information

MLS® #	A2220374
Price	\$549,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,800
Acres	0.20
Year Built	1997
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	301 3 Avenue Ne
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A2

Amenities

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

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Private
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 14th, 2025
Days on Market	42

Zoning R1

Listing Details

Listing Office Royal LePage - The Realty Group

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.