

# \$424,900 - 713 6 Avenue Ne, Slave Lake

MLS® #A2239521

**\$424,900**

4 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.16 Acres

NONE, Slave Lake, Alberta

This charming and spacious bungalow offers the perfect blend of modern updates and everyday functionality. Featuring four bedrooms and three bathrooms, this home has been thoughtfully renovated to meet the needs of today's homeowners. The basement was fully finished in 2024, adding a generous amount of versatile living space ideal for a family room, guest area, or home office. Inside, you'll find a modern, updated interior with new flooring throughout and a completely refreshed upstairs bathroom. The property includes hot water on demand for added convenience and efficiency. Step outside to enjoy both a front and back deck, completed in 2022, perfect for entertaining or relaxing in the sun. A large detached double garage with back alley access provides plenty of room for parking or a workshop setup. Located in a highly desirable neighborhood, this home is just minutes from the hospital and local schools, making it perfect for families or professionals. Added features include security cameras, lockable gates for privacy and peace of mind, and an additional sump pump installed outside for extra drainage protection. This move-in-ready bungalow is a rare find, combining comfort, security, and a fantastic location. Don't miss out on this exceptional opportunity.

Built in 1974

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2239521    |
| Price          | \$424,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,433       |
| Acres          | 0.16        |
| Year Built     | 1974        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 713 6 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        | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, RV Access/Parking, Single Garage Attached, Heated Garage, Parking Pad |
| # of Garages   | 3                                                                                                                                                             |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Kitchen Island, Pantry, Storage, Walk-In Closet(s), Closet Organizers, Sump Pump(s), Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer                                                   |
| Heating           | Forced Air, Natural Gas, Fireplace(s), Wood                                                                             |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                       |
| Fireplaces        | Living Room, Raised Hearth, Stone, Wood Burning, Mantle                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                        |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Frame                                      |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                          |
|----------------|--------------------------|
| Date Listed    | July 15th, 2025          |
| Days on Market | 124                      |
| Zoning         | 102 Residential Imp/Site |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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