

\$539,000 - 301 3 Avenue Ne, Slave Lake

MLS® #A2220374

\$539,000

5 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.20 Acres

NONE, Slave Lake, Alberta

Spacious. Comfort. Move-In Ready.
Your Next Home Awaits â€“ 3,000+ Sq Ft of
Comfort, Character & Convenience!

Step into a rare find that truly has it
allâ€”generous space, timeless style, and
thoughtful upgrades, all wrapped in meticulous
care. With over 3,000 sq ft of finished living
space and an abundance of storage, this
home is designed for families of all sizes and
lifestyles.

Room to Grow, Space to Breathe

With up to 6 bedrooms and 3 full bathrooms,
this home is perfect for large families,
multigenerational living, or anyone seeking
flexibility. Every room is generously sized,
offering a private retreat for
everyoneâ€”without compromise.

Features Youâ€™ll Love

Cold room + ample storage â€“ stay organized
with room for everything

Two large living rooms â€“ ideal for
entertaining, relaxing, or creating separate
family zones

Cozy gas fireplace â€“ warmth and charm on
cool evenings

New roof (2023) â€“ worry-free for years to



come

Hot water tank (2019) – energy-efficient and reliable

Two furnaces & central A/C – comfort year-round

Impeccably maintained – pride of ownership shines throughout

Move-In Ready & Worry-Free

The Complete Package

Perfectly located and offering unmatched value, this home is ideal whether you’re upsizing, welcoming extended family, or simply craving more space to live and enjoy. Opportunities like this don’t come around often.

Don’t Miss Out

Discover the difference 3,000+ sq ft of comfort makes. Book your showing today and step into the home you’ve been waiting for!

Built in 1997

Essential Information

MLS® #	A2220374
Price	\$539,000
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	Kitchen Island, No Animal Home, Walk-In Closet(s), Closet Organizers, Quartz Counters
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	182
Zoning	R1

Listing Details

Listing Office Royal LePage - The Realty Group

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.