



513 13 Street SE
Slave Lake, Alberta

MLS # A2308862



\$340,000

Division:	NONE		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	4
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Off Street, On		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, No Neighbours Behind, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 334
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Where thoughtful design meets a lifestyle worth living. Tucked in a sought-after southeast location with walking trails minutes away, this 3+1 bedroom, 4-bathroom townhome has been refreshed from top to bottom — and it shows the moment you walk through the door. A custom feature wall sets the tone in the entryway before opening into a freshly painted main floor built for real living. The kitchen anchors the space with professionally painted cabinetry, a brand new backsplash, an island with eat-up bar, corner pantry, and prep space that actually delivers. The open-concept flow into the dining and living areas makes entertaining feel effortless, while the east-facing deck and fully fenced yard give you a private retreat to start every morning right. A 2-piece powder room and inside garage access round out the main level perfectly. Upstairs, new carpet (2023), updated light fixtures, and fresh paint throughout create a move-in-ready feel that's hard to find. The primary suite offers a walk-in closet, upgraded ceiling fan, and a 4-piece ensuite. Two additional bedrooms and a second full bath share the floor — along with upper-level laundry, because convenience matters. The fully developed basement adds a large bedroom, 4-piece bath, a sprawling rec room, plus dedicated storage and utility space. Room to grow, room to breathe. Low condo fees. Strong location. Genuine updates where they count. This one was done right.