



301 3 Avenue NE
Slave Lake, Alberta

MLS # A2314945



\$529,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,735 sq.ft.	Age:	1997 (29 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Parking P		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	31-72-5-W5
Exterior:	Stucco	Zoning:	102 Residential Imp/Site
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Jetted Tub, Kitchen Island, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this bright, well-kept bungalow offering 5 bedrooms, 3 bathrooms, and ample living space! The main level features a spacious kitchen, breakfast nook, and family room finished with porcelain flooring, ample lighting, and generous storage. Perfect for large families or entertaining, the additional living room and dining area provide extra flexibility and comfort. The primary bedroom is thoughtfully designed with beautiful natural light, a walk-in closet, and a nicely finished 5-piece ensuite. Two additional main floor bedrooms have been combined into one — creating an open, flexible layout. If desired, the space could be converted back into two separate bedrooms. The lower level continues to offer exceptional versatility with a large rec room, generously sized bedroom with private living potential — plus two additional bedrooms. Utility room also provides an abundance of storage space for added functionality and organization. Additional updates and features include central air conditioning, energy-efficient hot water tank (2019), and updated shingles (2023). Outside, enjoy the spacious back deck and fully fenced yard complete with a fire pit — perfect for summer gatherings, entertaining, or relaxing evenings at home. Immaculately maintained and conveniently located near shopping, schools, and parks, this home is a fantastic opportunity for anyone seeking comfort, flexibility, and room to grow.