



**321 9 Street NE**  
**Slave Lake, Alberta**

**MLS # A2320601**



**\$525,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,499 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** firepit and lights around firepit

This spacious home features five bedrooms and three baths, offering ample room for family living. The open floorplan allows for a seamless flow between the living areas, enhanced by abundant natural light from large windows throughout. Enjoy entertaining in the rec room complete with a custom bar, or relax in the expansive sunroom that boasts a gas stove for cozy evenings. Additional amenities include an attached single garage, a shed for extra storage, and a firepit area perfect for gatherings. The yard also features a hot tub, providing a private retreat. The home has had extensive renovations including updated electrical in basement, new driveway (2023), Landscaping (2023), shed (2016), upstairs floors and paint (2016) and master bedroom windows (2025). Located in a quiet neighbourhood and close to schools, hospital and parks.