



601 13 Avenue SE  
Slave Lake, Alberta

MLS # A2322108



**\$419,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,187 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, See Remarks, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

**Inclusions:** Shed x2, Window Blinds,

Nicely maintained bungalow offering a great blend of tasteful renovations and original character. The main floor features three bedrooms, two renovated bathrooms, updated vinyl plank flooring through the main living areas, and original hardwood in the sunken living room. The spacious kitchen provides ample cabinet and counter space and offers direct access to the huge rear deck, perfect for entertaining or relaxing outdoors. The generous primary bedroom includes an ensuite with a shower and a good-sized closet. The fully finished basement offers a cozy family room with a gas fireplace, a third bathroom, an additional bedroom (window does not meet current egress requirements), and a large flex room ideal for crafts, sewing, hobbies, or additional storage. You'll also appreciate the abundance of storage space throughout the home. Heating is provided by both a Lennox natural gas forced-air furnace and a wood furnace connected to the home's ductwork, complete with a convenient exterior wood chute for easy loading. Outside you'll find a fire pit, storage shed, and partially updated fencing. Over \$40,000 in upgrades since 2023 include washer and dryer (2023); hot water tank, Lennox natural gas furnace, electrical panel, paint, and dishwasher (2024); plus a portion of the fencing, shed, windows, blinds, and upstairs bedroom carpets (2025). A fantastic family home where many of the costly maintenance items and upgrades have already been completed, allowing you to simply move in and enjoy.