

# \$549,000 - 301 3 Avenue Ne, Slave Lake

MLS® #A2220374

**\$549,000**

5 Bedroom, 3.00 Bathroom, 1,800 sqft  
Residential on 0.20 Acres

NONE, Slave Lake, Alberta

Spacious. Stylish. Impeccably Maintained.  
Your Dream Home Awaits â€œ Over 3,000 Sq  
Ft of Comfort, Character & Convenience!

Welcome to a rare gem that truly has it  
allâ€”space, style, and thoughtful upgrades,  
wrapped in a meticulously cared-for package.  
This immaculately maintained home offers  
over 3,000 sq ft of finished living space,  
abundant storage, and features designed to  
suit families of all sizes.

\* Room to Grow, Space to Breathe  
Offering up to 6 potential bedrooms and 3 full  
bathrooms, this home is a dream for large  
families, multigenerational living, or anyone  
craving flexibility. Every room is generously  
sized, giving everyone their own retreatâ€”no  
compromises needed.

\* Highlights Youâ€™ll Love:  
Cold room & tons of storage â€œ because your  
lifestyle deserves space and organization

Two spacious living rooms â€œ perfect for  
entertaining, relaxing, or keeping kids and  
adults happy in their own zones

Cozy gas fireplace â€œ adds warmth and  
charm on chilly evenings

Brand new roof (1 year old) â€œ worry-free  
living for years to come



Hot water tank (2019) â€“ energy efficient and dependable

Two furnaces & central A/C â€“ climate control that keeps everyone comfortable

Immaculately maintained inside and out â€“ pride of ownership is evident in every corner

**\* Truly Move-In Ready**

This isnâ€™t just a houseâ€”itâ€™s a home ready for your next chapter. Skip the renovations and enjoy peace of mind with modern mechanicals, a smart layout, and every square foot put to good use.

**\* The Total Package**

Perfectly located with unmatched value and room to grow, this is the kind of opportunity that doesnâ€™t come up often. Whether you're upsizing, welcoming extended family, or just want space to spread out and enjoy lifeâ€”this is the one.

**\* Don't Miss Out!**

Homes like this are rareâ€”schedule your showing today and experience what over 3,000 sq ft living space of happiness feels like.

Built in 1997

**Essential Information**

MLS® #	A2220374
Price	\$549,000
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	Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, Walk-In Closet(s)
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	87

Zoning R1

## Listing Details

Listing Office Royal LePage - The Realty Group

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