

# \$539,000 - 301 3 Avenue Ne, Slave Lake

MLS® #A2220374

**\$539,000**

5 Bedroom, 3.00 Bathroom, 1,800 sqft

Residential on 0.20 Acres

NONE, Slave Lake, Alberta

Spacious. Comfort. Move-In Ready.  
Your Next Home Awaits â€“ 3,000+ Sq Ft of  
Comfort, Character & Convenience!

Step into a rare find that truly has it  
allâ€“generous space, timeless style, and  
thoughtful upgrades, all wrapped in meticulous  
care. With over 3,000 sq ft of finished living  
space and an abundance of storage, this  
home is designed for families of all sizes and  
lifestyles.

Room to Grow, Space to Breathe

With up to 6 bedrooms and 3 full bathrooms,  
this home is perfect for large families,  
multigenerational living, or anyone seeking  
flexibility. Every room is generously sized,  
offering a private retreat for  
everyoneâ€“without compromise.

Features Youâ€™ll Love

Cold room + ample storage â€“ stay organized  
with room for everything

Two large living rooms â€“ ideal for  
entertaining, relaxing, or creating separate  
family zones

Cozy gas fireplace â€“ warmth and charm on  
cool evenings

New roof (2023) â€“ worry-free for years to



come

Hot water tank (2019) – energy-efficient and reliable

Two furnaces & central A/C – comfort year-round

Impeccably maintained – pride of ownership shines throughout

Move-In Ready & Worry-Free

The Complete Package

Perfectly located and offering unmatched value, this home is ideal whether you’re upsizing, welcoming extended family, or simply craving more space to live and enjoy. Opportunities like this don’t come around often.

Don’t Miss Out

Discover the difference 3,000+ sq ft of comfort makes. Book your showing today and step into the home you’ve been waiting for!

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2220374    |
| Price          | \$539,000   |
| 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 | Kitchen Island, No Animal Home, Walk-In Closet(s), Closet Organizers, Quartz Counters |
| 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 | 177            |
| Zoning         | R1             |

**Listing Details**

Listing Office                  Royal LePage - The Realty Group

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