

# \$439,900 - 713 6 Avenue Ne, Slave Lake

MLS® #A2239521

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,433 sqft

Residential on 0.16 Acres

NONE, Slave Lake, Alberta

This charming and spacious bungalow offers the perfect blend of modern updates and everyday functionality. Featuring four bedrooms and three bathrooms, this home has been thoughtfully renovated to meet the needs of today's homeowners. The basement was fully finished in 2024, adding a generous amount of versatile living space ideal for a family room, guest area, or home office. Inside, you'll find a modern, updated interior with new flooring throughout and a completely refreshed upstairs bathroom. The property includes hot water on demand for added convenience and efficiency. Step outside to enjoy both a front and back deck, completed in 2022, perfect for entertaining or relaxing in the sun. A large detached double garage with back alley access provides plenty of room for parking or a workshop setup. Located in a highly desirable neighborhood, this home is just minutes from the hospital and local schools, making it perfect for families or professionals. Added features include security cameras, lockable gates for privacy and peace of mind, and an additional sump pump installed outside for extra drainage protection. This move-in-ready bungalow is a rare find, combining comfort, security, and a fantastic location. Don't miss out on this exceptional opportunity.

Built in 1974

## Essential Information



MLS® #	A2239521
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.16
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	713 6 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	Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Parking Pad, RV Access/Parking, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning, Raised Hearth

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	102 Residential Imp/Site

### Listing Details

Listing Office	REAL BROKER
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