

# \$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) â€“ energy-efficient and reliable

Two furnaces & central A/C â€“ comfort year-round

Impeccably maintained â€“ pride of ownership shines throughout

Move-In Ready & Worry-Free

The Complete Package

Perfectly located and offering unmatched value, this home is ideal whether youâ€™re upsizing, welcoming extended family, or simply craving more space to live and enjoy. Opportunities like this donâ€™t come around often.

Donâ€™t Miss Out

Discover the difference 3,000+ sq ft of comfort makes. Book your showing today and step into the home youâ€™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	99
Zoning	R1

**Listing Details**

Listing Office                  Royal LePage - The Realty Group

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