

# \$239,900 - 133, 116 6 Avenue Ne, Slave Lake

MLS® #A2261131

**\$239,900**

3 Bedroom, 2.00 Bathroom, 842 sqft

Residential on 0.00 Acres

NONE, Slave Lake, Alberta

Ideal for First-Time Buyers or Savvy Investors!

Step inside this bright and beautifully kept 3-bedroom, 2-bath condo, where modern updates meet low-maintenance living. Fresh paint throughout "including walls, trim, doors, and baseboards" gives the space a crisp, inviting feel. The open-concept main floor is perfect for entertaining, featuring a sunlit living room with bay window, a dining area that's perfect for BBQing, and a well-appointed kitchen with maple cabinetry, a large pantry, and a newer dishwasher. Upstairs, the primary bedroom is both comfortable and functional, complete with a bay window, walk-in closet, and cheater 4-piece ensuite. The fully finished basement expands your living space with a large rec room, two additional bedrooms, another 4-piece bath, and a laundry/utility area with extra storage.

This home includes two parking stalls and the ease of condo-managed maintenance "covering building insurance, exterior upkeep, snow removal, lawn care, and the reserve fund.

Tucked into the northeast corner of town, close to schools, parks, and downtown conveniences, this clean, move-in-ready property offers unbeatable value for those looking for comfort, affordability, and a smart investment all in one.

Built in 2008



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2261131      |
| Price          | \$239,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 842           |
| Acres          | 0.00          |
| Year Built     | 2008          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

## Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 133, 116 6 Avenue Ne                |
| Subdivision | NONE                                |
| City        | Slave Lake                          |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A2                             |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                              |
| Parking Spaces | 2                                                          |
| Parking        | Concrete Driveway, Guest, Off Street, Parking Pad, Plug-In |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                    |
| Cooling           | None                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

|                 |                                    |
|-----------------|------------------------------------|
| Lot Description | Other                              |
| Roof            | Asphalt Shingle                    |
| Construction    | Concrete, Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 3                 |
| Zoning         | R3                |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp REALTY |
|----------------|------------|

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