



**509 13 Avenue SE  
Slave Lake, Alberta**

**MLS # A2257639**

**\$330,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,470 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	102 Residential Imp/Site
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Recessed Lighting, Storage		
<b>Inclusions:</b>	Refrigerator, Pool Table, Piano		

This charming bungalow offers over 1,450 sq ft of living space on the main floor, and sits on a private yard surrounded by mature trees. Featuring 5 bedrooms and 3 bathrooms, this home is ideal for families, those who love to entertain, or even as an income property. Inside, you'll find hardwood floors on the main level and a welcoming family room with a beautiful brick wood-burning fireplace and built-in shelving. The primary bedroom features a built-in closet organizer and a 3-piece ensuite. The fully finished basement is a true highlight with your very own at-home pub, complete with a stunning bar, glass shelving, oak wall paneling, full-size refrigerator, wood-burning fireplace, pool table, and spacious living area with a built-in book shelf. With direct access through the garage, it potentially offers the flexibility to convert to an in-law suite. Additional features include a double attached heated garage, on-demand water heater, high-efficiency furnace, and some newer windows. This is a unique home that blends comfort, functionality, and character throughout.