



**712 3 Avenue NW**  
**Slave Lake, Alberta**

**MLS # A2265158**



**\$226,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,176 sq.ft.  | <b>Age:</b>   | 1965 (61 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Off Street, Parking Pad   |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Backs on to Park/Green Space, Interior Lot, Landscaped, Lawn |               |                   |

|                    |                               |                   |     |
|--------------------|-------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                    | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Partial                       | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Mixed                         | <b>Zoning:</b>    | R1D |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s)                |                   |     |

**Inclusions:** Window coverings

Surrounded by great neighbors, and with many upgrades already done, this home makes a great first time purchase OR revenue property! Outstanding price too, with payments less than rent! Featuring three newly carpeted bedrooms, 4pc bath with stylish updates, and very spacious living room/dining area with new flooring as well. Cleanest kitchen I've ever seen! Nice and spacious mudroom with laundry and access to back deck; where you can enjoy the evening sun and overlook the good-sized backyard (backs on to green space and has a BRAND NEW FENCE). There is also a NEW large 12x16 garden shed with 10' walls. Vinyl tile flooring in the main living rooms, neutral paint throughout and nice new front window. Enjoy the Morning sun on the new south-facing deck, with lower stone patio. This home is well-kept and a pleasure to show, plus Sellers are motivated! Start building your equity with this well-valued home.