



**605 6 Avenue NE  
Slave Lake, Alberta**

**MLS # A2273728**

**\$339,900**



<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, 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>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Double Vanity, Laminate Counters, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Upgraded 1400 sq ft Bungalow located in the desired NE. Bright, Spacious Living Room has a Wood Burning Fireplace, Modern White Kitchen/Dining Room with updated cabinets and Stainless Steel Appliances. Convenient main floor Laundry. Primary Bedroom with two closets, and an updated 3 Pc Ensuite. Main floor has 2 Additional Bedrooms sharing the updated 5 Pc Bath. The Basement is ready for your finishing touches with the drywall primed and ready for painting. Includes a Large Rec/Games Room, Bedroom, Bathroom, Storage Room, and Utility Room. Outside you'll find a Fenced, Landscaped Yard with Back Alley access and Parking. Improvements include shingles (2024), Front Siding, Vinyl Windows, Hot Water Tank, Furnace and Electrical Panel Box.. Located close to all the amenities....Daycare, Schools, Shopping, Hospital, Walking Trail and best of all....Lesser Slave Lake Provincial Park. Don't miss out on your opportunity to own this gem!