



**801 3 Avenue SE**  
**Slave Lake, Alberta**

**MLS # A2298882**



**\$385,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	986 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, No Back Lane, Street		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Vinyl

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Other

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Laminate Counters, Recessed Lighting, Tankless Hot Water

**Inclusions:** N/A

This bright, move-in-ready home features a fantastic layout and fresh updates, making it perfect for a growing family. The main level showcases a bright, open-concept design that seamlessly connects the living room, dining area, and kitchen, creating an ideal space for entertaining. Gorgeous light-toned flooring and modern black light fixtures run throughout the area. The beautifully updated kitchen boasts crisp white cabinetry, contrasting dark countertops, white appliances, and a convenient peninsula for extra prep space. Moving to the fully finished basement expands your living area with a spacious recreation room. The highlight of this space is a wood-burning stove set against a floor-to-ceiling river rock surround with a tile hearth. With modern finishes throughout and three bedrooms on the main floor, this home is an absolute must-see!