## 713 6 Avenue NE
## Slave Lake, Alberta

## MLS # A2284124



# $409,900

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|---|---|---|---|
| **Division:** | NONE | | |
| **Type:** | Residential/House | | |
| **Style:** | Bungalow | | |
| **Size:** | 1,434 sq.ft. | **Age:** | 1974 (52 yrs old) |
| **Beds:** | 4 | **Baths:** | 2 full / 1 half |
| **Garage:** | Additional Parking, Alley Access, Double Garage Detached, Driveway, Garage | | |
| **Lot Size:** | 0.16 Acre | | |
| **Lot Feat:** | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn | | |

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|---|---|---|---|
| **Heating:** | Fireplace(s), Forced Air, Natural Gas, Wood | **Water:** | - |
| **Floors:** | Laminate, Tile, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | 102 Residential Imp/Site |
| **Foundation:** | Poured Concrete | **Utilities:** | - |

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

**Inclusions:** Light Fixtures,  Air Compressor and Car Lift

This move-in-ready bungalow offers modern updates and functional living space. With four bedrooms and three bathrooms, the home has been renovated to suit today&rsquo;s needs. The fully finished basement, completed in 2024, adds flexible space ideal for a family room, guest area, or home office. The interior features new flooring throughout and an updated upstairs bathroom. Additional features include hot water on demand and front and back decks completed in 2022, providing outdoor space to enjoy. A detached double garage with back alley access offers plenty of room for parking, storage, or a workshop. Conveniently located near the hospital, schools, and community services, the home offers easy access to everyday amenities. Security cameras, lockable gates, and an additional exterior sump pump add extra functionality and peace of mind. Well maintained and move-in ready, this bungalow offers solid value in a great location.