

# \$489,000 - 809 9th Street Se, Slave Lake

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MLS® #A2240209

**\$489,000**

4 Bedroom, 3.00 Bathroom, 1,410 sqft

Residential on 0.14 Acres

NONE, Slave Lake, Alberta

Are you looking for a great family home in a great location!! Next to the SE Hilda Eben Park, schools nearby, churches, walking trails. Built in 2013 this 1410 sq. ft. modified bungalow is in immaculate condition! Kitchen has elegant cabinetry, quartz countertops, tile flooring, large pantry, central vac floor sweeper door, garden doors which exit to the upper deck. Large primary bedroom with double closets and beautiful 3 piece ensuite; enclosed glass shower. All 3 bathrooms are large, with corian countertops and very modern. Back yard has a 18x12 upper deck built with composite flooring. Lower deck is 12x12 also with composite flooring and a sizeable hot tub for your relaxing pleasure. Double garage is all finished and heated. Living area is sizeable with large windows, gas fireplace with decorative brickwork, hardwood flooring. Large laundry room with plenty of storage cabinets, high efficiency furnace, high volume water tank, smart home controls. This home has it all: 4 beds, 3 bathrooms, lots of storage, large backyard with fruit trees, all weather decks, great location. This beautiful home will not last long!!

Built in 2013

## Essential Information

MLS® #                   A2240209

Price                     \$489,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 4                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,410             |
| Acres          | 0.14              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### **Community Information**

|             |                                     |
|-------------|-------------------------------------|
| Address     | 809 9th Street Se                   |
| Subdivision | NONE                                |
| City        | Slave Lake                          |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 2A3                             |

### **Amenities**

|                |   |
|----------------|---|
| Utilities      | Cable Available, Electricity Connected, Fiber Optics Available, High Speed Internet Available, Natural Gas Connected, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4   |
| Parking        | Double Garage Detached, Parking Pad   |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Wired for Data, Smart Home |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Water Heater                        |
| Heating           | High Efficiency, Forced Air, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Brick Facing   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |          |
|-------------------|----------|
| Exterior Features | Barbecue |
|-------------------|----------|

|                 |   |
|-----------------|---|
| Lot Description | Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Interior Lot, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |   |
|--------------|---|
| Construction | Concrete, ICFs (Insulated Concrete Forms) |
|--------------|---|

|            |           |
|------------|-----------|
| Foundation | ICF Block |
|------------|-----------|

## Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | July 16th, 2025 |
|-------------|-----------------|

|                |   |
|----------------|---|
| Days on Market | 2 |
|----------------|---|

|        |                |
|--------|----------------|
| Zoning | R1 Residential |
|--------|----------------|

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | CENTURY 21 NORTHERN REALTY |
|----------------|----------------------------|

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