# \$355,000 - 509 13 Avenue Se, Slave Lake

MLS® #A2257639

## \$355,000

5 Bedroom, 3.00 Bathroom, 1,470 sqft Residential on 0.14 Acres

NONE, Slave Lake, Alberta

This charming bungalow offers over 1,450 sq ft of living space on the main floor, and sits on a private yard surrounded by mature trees. Featuring 5 bedrooms and 3 bathrooms, this home is ideal for families, those who love to entertain, or even as an income property. Inside, you'II find hardwood floors on the main level and a welcoming family room with a beautiful brick wood-burning fireplace and built-in shelving. The primary bedroom features a built-in closet organizer and a 3-piece ensuite .The fully finished basement is a true highlight with your very own at-home pub, complete with a stunning bar, glass shelving, oak wall paneling, full-size refrigerator, wood-burning fireplace, pool table, and spacious living area with a built-in book shelf. With direct access through the garage, it potentially offers the flexibility to convert to an in-law suite. Additional features include a double attached heated garage, on-demand water heater, high-efficiency furnace, and some newer windows. This is a unique home that blends comfort, functionality, and character throughout.

Built in 1978

#### **Essential Information**

MLS® # A2257639 Price \$355,000

Bedrooms 5







Bathrooms 3.00 Full Baths 3

Square Footage 1,470 Acres 0.14 Year Built 1978

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 509 13 Avenue Se

Subdivision NONE

City Slave Lake

County Lesser Slave River No. 124, M.D. of

Province Alberta
Postal Code T0G 2A3

## **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Heated Garage

# of Garages 2

#### Interior

Interior Features Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet

Organizers, Recessed Lighting, Storage, French Door

Appliances Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s),

Washer

Heating Forced Air, Natural Gas, Fireplace(s), Wood

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Family Room, Wood Burning, Basement, Mantle, Raised Hearth, Tile

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Few Trees, Front Yard, Lawn

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed September 19th, 2025

Days on Market 46

Zoning 102 Residential Imp/Site

# **Listing Details**

Listing Office REAL BROKER

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