

# \$363,000 - 509 13 Avenue Se, Slave Lake

MLS® #A2257639

**\$363,000**

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'll 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 \$363,000

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, French Door, Recessed Lighting, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Mantle, Raised Hearth, Tile, Wood Burning
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
Zoning	102 Residential Imp/Site

### **Listing Details**

Listing Office	REAL BROKER
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