

# \$365,900 - 732 8 Avenue Sw, Slave Lake

MLS® #A2232491

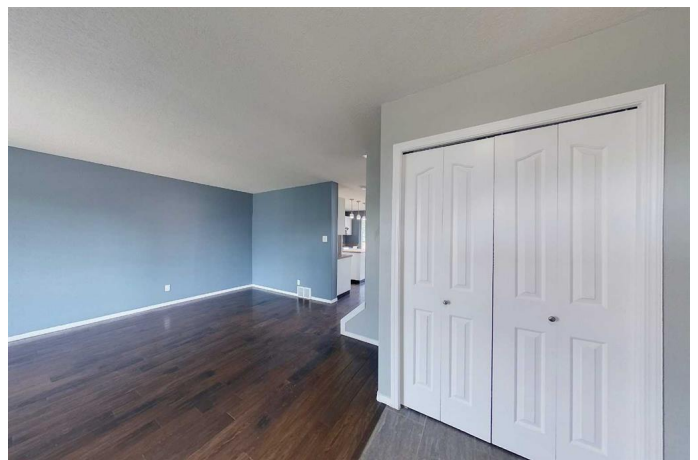
**\$365,900**

3 Bedroom, 3.00 Bathroom, 1,366 sqft

Residential on 0.09 Acres

NONE, Slave Lake, Alberta

This beautifully maintained Victorian-style two-storey is a true standout, offering timeless character with thoughtful modern upgrades and exceptional functionality throughout. With over 1,365 sq ft of finished living space, this 3-bedroom, 3-bathroom gem is move-in ready and shows like new. Step inside to a bright, open-concept main floor featuring a welcoming front living room and a spacious kitchen and dining area. You'll love the walk-in pantry, LG stainless steel appliances, generous cabinetry, and center island w/ powerâ€”perfect for everyday living and entertaining alike. A convenient two-piece powder room and direct access to a like-new oversized back deck enhance comfort and flow. Upstairs, the large primary bedroom offers a walk-in closet and a freshly updated ensuite with a sleek glass stand-up shower. Two additional bedrooms and a beautifully tiled four-piece bath complete the upper level, offering plenty of room for family or guests. The fully finished basement extends your living space with a generous rec room, laundry area, abundant storage, and rough-in for a future bathroom. Outside, the fully fenced backyard is a private retreat complete with a firepit, garden bed, two storage sheds, and alley access. The rear gate opens for RV or trailer parking, with a 30-amp power hookup ready to go. Major upgrades include a 50-year Interlockâ„¢ aluminum roof (2016), solid 3/4â€• hand-scraped oak hardwood flooring throughout, and updated mechanicals



including a new furnace (2017), humidifier (2020), and hot water tank (2022). Located in a fantastic, family-friendly neighborhood, this home offers the ideal blend of character, comfort, and modern convenience. Itâ€™s the kind of property that rarely comes availableâ€”donâ€™t miss your chance to make it yours and experience everything it has to offer!

Built in 2002

**Essential Information**

MLS® #	A2232491
Price	\$365,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,366
Acres	0.09
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	732 8 Avenue Sw
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2A4

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, Fiber Optics Available, Sewer Connected, Water Connected
Parking Spaces	2

Parking	Off Street, On Street, RV Access/Parking
---------	--

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Natural Woodwork, No Smoking Home, Pantry, Storage, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Fire Pit, Rain Gutters, Storage, RV Hookup
Lot Description	Rectangular Lot
Roof	Metal, See Remarks
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	RPSL

## Listing Details

Listing Office	eXp REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.