

# \$455,900 - 305 6 Avenue Nw, Slave Lake

MLS® #A2238233

**\$455,900**

7 Bedroom, 3.00 Bathroom, 1,408 sqft

Residential on 0.19 Acres

NONE, Slave Lake, Alberta

Here it is ! That big family home that you've been looking for. This one has 7 bedrooms and 3 bathrooms, and still providing a spacious living room on the main level and a cozy family room in the lower level. Big fully fenced back yard on this oversized lot that backs onto a school field, has a big deck, and a 22x28 ft double detached garage. The kitchen is made for family and this one has so much space with countless well designed cabinets, and an abundance of counter space with a big window overlooking the South facing back yard. Dining nook with patio doors onto the deck, spacious living room with laminate flooring. The primary bedroom provides a great deal of space, and features a 3 pc ensuite bath. New shingles in 2023, new hot water tank last year (with an expansion tank), fresh paint, and years of love makes this a great home for your family.

Built in 1985

## Essential Information

MLS® #	A2238233
Price	\$455,900
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,408
Acres	0.19
Year Built	1985



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	305 6 Avenue Nw
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2A1

### Amenities

Parking Spaces	6
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Laminate Counters, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Other
Foundation	Wood

### Additional Information

Date Listed	July 9th, 2025
Days on Market	8
Zoning	R2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.