

# \$489,000 - 304 3 Street Ne, Slave Lake

MLS® #A2234796

**\$489,000**

4 Bedroom, 3.00 Bathroom, 2,239 sqft

Residential on 0.09 Acres

NONE, Slave Lake, Alberta

Welcome to your new sanctuary, a beautifully modern 4-bedroom, 3-bathroom home that seamlessly blends style and functionality. Nestled just moments away from the vibrant downtown area, this property offers the perfect balance of urban convenience and serene living.

Step inside and be captivated by the expansive open-concept layout that invites natural light to dance across the brand-new flooring on the main level. The heart of this home is undoubtedly its state-of-the-art brand new kitchen, featuring sleek cabinetry and top-of-the-line appliances that will inspire your culinary creativity. Whether you're hosting dinner parties or enjoying cozy family meals, this space is designed for both elegance and ease.

The inviting living room boasts a charming wood fireplace, creating a warm atmosphere perfect for gatherings during chilly evenings. A dedicated office on the main floor provides an ideal workspace for remote professionals or students seeking a quiet study area. Convenience continues with main floor laundry facilities, ensuring your daily chores are a breeze.

Retreat to one of four generously sized bedrooms after a long day; each room has been thoughtfully designed with comfort in mind. All bathrooms have been completely renovated to reflect modern aesthetics while providing functionality for busy households. This home has seen numerous upgrades



including a new hot water tank, furnace, new plumbing throughout and updated electrical panelâ€”ensuring peace of mind for years to come. The exterior shines with new shingles and eavestroughs that enhance curb appeal while protecting your investment.

For those who value additional space, an unfinished basement awaits your personal touchâ€”imagine creating an entertainment haven or extra storage solutions tailored to your lifestyle! The double attached garage comes equipped with a new heater for year-round comfort. This home is move in ready and ready for it's next owners!

Built in 1992

**Essential Information**

MLS® #	A2234796
Price	\$489,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,239
Acres	0.09
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	304 3 Street Ne
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A2

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Corner Lot, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 26th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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