

# \$239,900 - 509 6 Avenue Ne, Slave Lake

MLS® #A2232639

## \$239,900

1 Bedroom, 1.00 Bathroom, 904 sqft  
Residential on 0.16 Acres

NONE, Slave Lake, Alberta

Discover the perfect blend of comfort and convenience with this welcoming starter home, ideally situated close to the hospital, schools, and other essential amenities. Set on a generously sized lot with back alley access, this property offers ample space and potential—including the opportunity to add a garage! Step inside to find an open and spacious living room that flows seamlessly into a bright kitchen featuring upgraded cabinets—perfect for both everyday living and entertaining. The home’s thoughtful layout continues into the basement, where you’ll find a cozy bedroom, a full bathroom, and a large family room highlighted by beautiful wainscoting, giving the space a touch of timeless character. Whether you're a first-time buyer or looking to downsize, this property combines great location, practical features, and room to grow. Don’t miss your chance to make it yours!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232639  |
| Price          | \$239,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 904       |
| Acres          | 0.16      |



|            |             |
|------------|-------------|
| Year Built | 1974        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 509 6 Avenue 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        | Parking Pad |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | Closet Organizers, Open Floorplan |
| Appliances        | None                              |
| Heating           | Forced Air, Natural Gas           |
| Cooling           | None                              |
| Has Basement      | Yes                               |
| Basement          | Finished, Full                    |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Landscaped, Rectangular Lot     |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 3               |
| Zoning         | R1              |

### Listing Details

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