

\$679,999 - 321 13 Street Se, Slave Lake

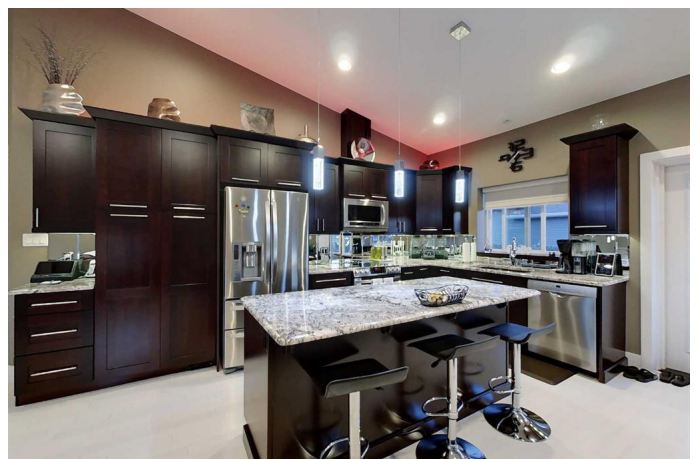
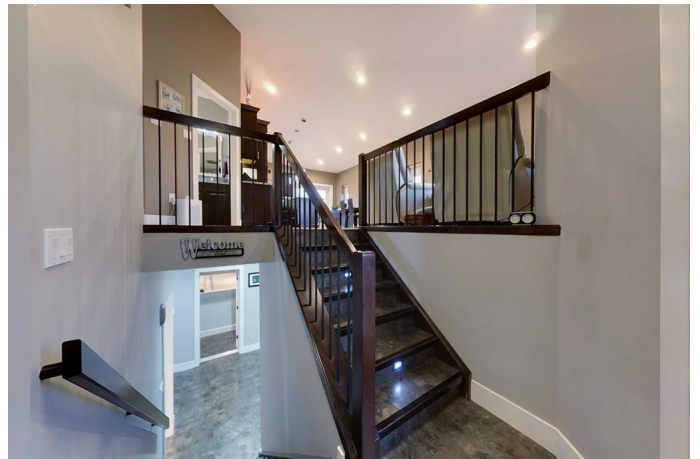
MLS® #A2115636

\$679,999

4 Bedroom, 3.00 Bathroom, 1,413 sqft
Residential on 0.18 Acres

NONE, Slave Lake, Alberta

This exceptional property in Slave Lake captivates from the moment you step inside. The atmosphere exudes sophistication and refinement. Featuring over 2800 total sqft with a double attached garage, it's ideal for expanding families or entertainment enthusiasts. Premium Triple E Windows and comprehensive in-floor heating (eliminating furnace needs) are just the beginning of its distinctive attributes. The kitchen dazzles with its reflective mirror backsplash, enhancing brightness and creating an expansive, welcoming atmosphere. Modern white hardwood flooring complements rich espresso cabinets perfectly. Adjustable under and over cabinet lighting creates customizable ambiance. The innovations continue. Dual HRV air exchangers ensure optimal air quality. An on-demand hot water system provides endless hot water supply. Convenient dual laundry setups - one in the primary suite and another downstairs - simplify household tasks. The home's energy efficiency stands out with vertical ICF insulation extending to the roofline, reducing utility costs significantly. The premium interlocking aluminum roofing includes a lifetime transferable warranty valid up to 50 years, ensuring long-term protection. Durable composite fencing and an integrated water softener system safeguard both skin and household appliances. The ultimate luxury? Two self-maintaining saltwater pools - creating a private resort experience. Simply put, this residence is exceptional. Its abundant features



and innovative design deliver unmatched comfort and elegance. For those seeking an energy-efficient, minimal maintenance home and yard (including those saltwater pools!), this distinctive Slave Lake property is the perfect choice!

Built in 2012

Essential Information

MLS® #	A2115636
Price	\$679,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,413
Acres	0.18
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	321 13 Street Se
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2A3

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking, Side By Side
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings,
-------------------	--

	Kitchen Island, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Wet Bar, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Electric Oven, Garburator, Garage Control(s), Microwave Hood Fan, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Purifier
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Outdoor Shower, Private Yard, RV Hookup, Storage
Lot Description	Corner Lot, Cul-De-Sac, Gazebo, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, Street Lighting
Roof	Metal
Construction	Concrete, ICFs (Insulated Concrete Forms), Stone, Stucco
Foundation	ICF Block

Additional Information

Date Listed	March 16th, 2024
Days on Market	360
Zoning	R1A

Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE 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.