

# \$639,900 - 32 Rice Avenue, Slave Lake

MLS® #A2211720

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,580 sqft

Residential on 0.50 Acres

NONE, Slave Lake, Alberta

Experience the Charm of Country Living while still being close to all amenities. With 1580 sq ft of living space, this Modified Bi-level home in a quiet cul de sac features 2 Bedrooms, a 4Pc Bath; Oak kitchen with plenty of Counter Space and Corner Pantry. Hardwood floors that flow throughout most of the main and upper levels, complementing the Spacious Living and Dining area with vaulted Ceilings. The Primary Bedroom on the upper level boasts a 4Pc Ensuite and Walk-in Closet. The Fully Finished basement offers a Cozy sitting area with Wood Burning Stove, an additional Bedroom, 3Pc bathroom and Rec Area comes complete with a Pool Table and accessories. Storage is abundant, and the Heated Triple Car Garage is perfect for car enthusiasts. Enjoy the serene Fully Landscaped yard adorned with Spruce, Lilac, Maple trees, as well as Beautiful Perennials. The Driveway, Patio and RV parking are all paved with stamped & coloured concrete for easy maintenance. Conveniently located close to Shopping, Schools, Trail System, Golf Course, and the Lake. Embrace a Peaceful Lifestyle in this Idyllic Home.

Built in 2005

## Essential Information

MLS® # A2211720

Price \$639,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,580
Acres	0.50
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### **Community Information**

Address	32 Rice Avenue
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A4

### **Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Additional Parking, Garage Faces Front, Multiple Driveways, Plug-In
# of Garages	3

### **Interior**

Interior Features	Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Laminate Counters, Wired for Sound
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Gas Water Heater
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove, Basement, Glass Doors, Metal
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Lighting, Storage, Rain Gutters, RV Hookup
Lot Description	Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Paved, Level, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, ICF Block

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	21
Zoning	R1C

### **Listing Details**

Listing Office	ROYAL LEPAGE PROGRESSIVE 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.