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

MLS® #A2211720

### \$639,900

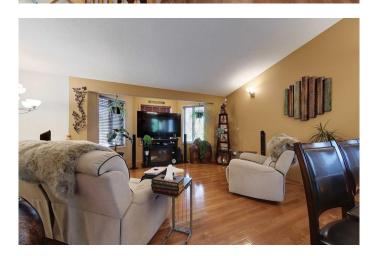
4 Bedroom, 3.00 Bathroom, 1,580 sqft Residential on 0.50 Acres

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

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