

# \$599,000 - 18 Rice Avenue Sw, Slave Lake

MLS® #A2219360

**\$599,000**

4 Bedroom, 3.00 Bathroom, 1,627 sqft

Residential on 0.50 Acres

NONE, Slave Lake, Alberta

Step into this stunning modern family residence that effortlessly combines style, comfort, and functionality. Nestled on a generous 0.5-acre lot in one of the most sought-after neighborhoods, this exquisite property boasts 4 spacious bedrooms and 3 beautifully appointed bathrooms, making it the perfect sanctuary for families of all sizes. As you enter, be captivated by the soaring high ceilings that create an inviting atmosphere throughout the open-concept living space. The heart of this home is undoubtedly the expansive living room featuring a cozy gas fireplace—perfect for those chilly evenings spent with loved ones. Natural light floods through large windows, enhancing the warmth and charm of this elegant space. The gourmet kitchen is a chef's delight, equipped with a large kitchen island that offers ample prep space and seating for casual dining. With abundant storage options and sleek modern finishes, cooking here will be an absolute pleasure. Imagine entertaining friends or enjoying family gatherings in this seamless blend of indoor-outdoor living! Step outside onto your impressive large deck complete with a charming gazebo and umbrella—an ideal setting for alfresco dining or simply unwinding while taking in views of your private backyard oasis. This outdoor haven provides endless opportunities for summer barbecues or quiet evenings under the stars. Retreat to your luxurious master suite featuring generous proportions including a walk-in closet and an



opulent 5-piece ensuite bathroom designed for relaxation and rejuvenation. Each additional bedroom is thoughtfully designed to provide comfort while ensuring privacy for every family member. The lower level reveals a fantastic rec room perfect for movie nights or playtime with kidsâ€™a versatile space that can adapt to your family's needs. And letâ€™s not forget about the triple car garage providing plenty of room for vehicles and additional storage. Renovations to the home include bottom deck (2019), asphalt driveway (2021), shingles (2023), Recoated driveway (2024), New furnace and hot water tank (2025), New septic grinder pump(2025), basement flooring, doors trim and paint (2025). Located just moments away from shopping centers and top-rated schools, this home offers convenience without compromising on tranquility. The peaceful cul-de-sac setting ensures minimal traffic while fostering a strong sense of community among neighbors. Donâ€™t miss out on this exceptional opportunity to own a piece of modern elegance in an unbeatable location!

Built in 2006

Essential Information

MLS® #	A2219360
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,627
Acres	0.50
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	18 Rice Avenue Sw
Subdivision	NONE
City	Slave Lake
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2A0

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

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

### Additional Information

Date Listed	May 6th, 2025
Days on Market	1
Zoning	R1C

### Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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