

# \$529,900 - 74030 Birch Avenue, Widewater

MLS® #A2220685

**\$529,900**

4 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 1.00 Acres

NONE, Widewater, Alberta

Here is the home by the lake in Widewater !  
This fantastic 4 bedroom bi-level sits on a full 1 acre of land lakeside to Lesser Slave Lake, and there's an amazing balcony off the kitchen with a crazy amount of space to enjoy the views, or you can walk to the shoreline. Hardwood flooring through most of the top level that feature a large vaulted ceiling with windows stacked high towards that amazing lake, surrounded by a towering stone faced fireplace. Wonderful kitchen and dining area, functional and bright. Downstairs is fully finished with a big rec room, 2 more bedrooms, a full bath, and access to the huge double attached garage. Great location, right by the lake on a very quiet road, all the services, all the views, just need you's ! Only 15 minutes from the town of Slave Lake.

Built in 1991

## Essential Information

MLS® #	A2220685
Price	\$529,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,367
Acres	1.00
Year Built	1991
Type	Residential



Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

### Community Information

Address	74030 Birch Avenue
Subdivision	NONE
City	Widewater
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G2M0

### Amenities

Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Pantry, Walk-In Closet(s), Jetted Tub, Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Storage, Garden, RV Hookup
Lot Description	Lake, Lawn, Cul-De-Sac, Gentle Sloping, Private, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
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Days on Market 104

Zoning RS

## **Listing Details**

Listing Office CENTURY 21 NORTHERN REALTY

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