

\$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
-------------	----------------

Days on Market 103

Zoning RS

Listing Details

Listing Office CENTURY 21 NORTHERN 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.