

\$212,900 - 1313 Southshore Dr. W, Canyon Creek

MLS® #A2186654

\$212,900

3 Bedroom, 2.00 Bathroom, 1,227 sqft
Residential on 1.00 Acres

NONE, Canyon Creek, Alberta

Lake Life Awaits! This affordable home is nestled on a stunning tree-lined acre, just steps from the breathtaking Lesser Slave Lake. Bright & Airy Open-Concept floor plan, vaulted ceilings, expansive skylights, and floor-to-ceiling windows flood the home with natural light, creating a warm and inviting atmosphere. The spacious kitchen features ample cabinet space, oversized windows, and a cozy breakfast nook at the heart of the home. The primary suite is a private oasis, complete with double doors leading to a walk-in closet and a spa-like ensuite. On the opposite wing, you'll find two additional bedrooms, a full 4-piece bath, and generous storage throughout. You'll love the outdoor space and proximity to the lake, Step outside to a heated detached garage, plenty of parking for your RV & recreational toys, and endless space to enjoy the great outdoors. Enjoy the peace & tranquility of lakeside living while being just minutes from all the amenities in the Town of Slave Lake. Priced to Sell with Quick Possession Available. Don't miss out on this amazing opportunity!

Built in 2000

Essential Information

MLS® #	A2186654
Price	\$212,900
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	1,227
Acres	1.00
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Mobile
Status	Active

Community Information

Address	1313 Southshore Dr. W
Subdivision	NONE
City	Canyon Creek
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G0M0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking	Additional Parking, Double Garage Detached, Driveway, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Jetted Tub, Laminate Counters, Open Floorplan, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard, Rain Gutters, Other
Lot Description	Rectangular Lot
Roof	Metal
Construction	Other
Foundation	Piling(s)

Additional Information

Date Listed January 14th, 2025

Days on Market 96

Zoning RS

Listing Details

Listing Office eXp 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.