$549,900 - 14 9 Street, Canyon Creek

MLS® #A2159425

$549,900
5 Bedroom, 5.00 Bathroom, 1,564 sqft
Residential on 0.55 Acres

NONE, Canyon Creek, Alberta

This exquisite, custom-built cedar home boasts breathtaking lake views and sits on three meticulously landscaped lots. It features a spacious paved parking area, a storage shed, and a heated single-car garage. An additional fourth lot comes with a 1,400 sq ft heated shop, measuring 40x34â€™, complete with a 16'x16' overhead door, a bathroom, and another storage shed situated just outside.
The property is beautifully maintained, with a charming patio adjacent to the front steps, offering an ideal spot for outdoor lounging and relaxation.
Elegant Interior Design Inside, the home showcases vaulted cedar ceilings and a cozy living room centered around a magnificent wood-burning fireplace. The floor-to-ceiling windows and sliding doors open onto a deck, where stunning lake views await. On the main floor, youâ€™ll find a convenient laundry area with a 2-piece washroom, a home office, and a full 4-piece bathroom. The open-concept kitchen and dining area create a warm atmosphere for family gatherings and seamlessly connect to the expansive living room.
Serene Bedrooms and Master Suite Three bedrooms are located on the main floor, including a master suite complete with a walk-in closet and private 3-piece ensuite. The partially finished basement adds two more bedrooms, a den, a storage room, a utility space, and a luxurious 4-piece bathroom featuring a hot tub for a soothing retreat.

Perfect Location Situated just minutes from the marina, right next to the playground and nearby convenience store, and approx 20kms from the town of Slave Lake, this home provides the ultimate lakeside escape!

Built in 1985

Essential Information

MLS® #	A2159425
Price	$549,900
Bedrooms	5
Bathrooms	5.00
Full Baths	2
Half Baths	3
Square Footage	1,564
Acres	0.55
Year Built	1985
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	14 9 Street
Subdivision	NONE
City	Canyon Creek
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 0M0

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	10
Parking	Driveway, Heated Garage, Quad or More Detached, RV Access/Parking, Single Garage Attached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Jetted Tub, Laminate Counters, Natural Woodwork, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot
Roof	Metal
Construction	Log, Stone, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Days on Market	307
Zoning	R1

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.