

# \$207,900 - 1313 Southshore Dr. W, Canyon Creek

MLS® #A2186654

**\$207,900**

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. Donâ€™t miss out on this amazing opportunity!

Built in 2000

## Essential Information

MLS® # A2186654

Price \$207,900

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	Driveway, Additional Parking, Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

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

### **Exterior**

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

**Additional Information**

Date Listed	January 14th, 2025
Days on Market	107
Zoning	RS

**Listing Details**

Listing Office	eXp REALTY
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