

# \$477,500 - 1217 Southshore Drive W, Canyon Creek

MLS® #A2183077

**\$477,500**

4 Bedroom, 2.00 Bathroom, 2,211 sqft

Residential on 1.00 Acres

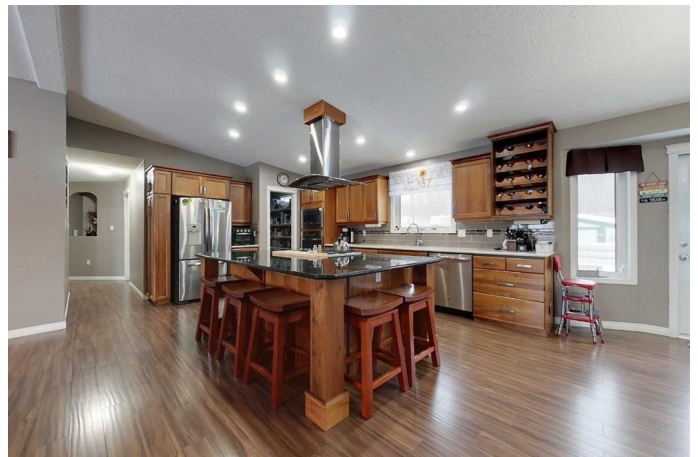
NONE, Canyon Creek, Alberta

Take a look at this spacious bungalow! Over 2100 sq ft. nicely maintained home.... perfect for the growing family! This home features an open floor plan, Kitchen with granite and quartz counters, a huge island with counter top gas stove and breakfast nook, built-in oven and microwave, beautiful maple cabinets with built-in wine rack, large walk through pantry, spacious dining area and large living room. The family room features a gas fireplace making this room cozy on those cold winter nights! 4 nice size bedrooms , primary features a huge walk-in closet with built-in drawers, the spacious ensuite has a large jacuzzi tub, separate shower, large vanity with 2 sinks. Additional 4-pc bathroom completes this home. Outdoors you will find a large south facing sundeck to enjoy those beautiful sunny days! Located in the Quiet Hamlet of Canyon Creek just minutes away from the boat launch on one of Alberta's most beautiful lakes where you can enjoy fishing, boating and beautiful sunsets!!

Built in 2015

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2183077  |
| Price      | \$477,500 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                                  |
|----------------|----------------------------------|
| Square Footage | 2,211                            |
| Acres          | 1.00                             |
| Year Built     | 2015                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 1217 Southshore Drive W             |
| Subdivision | NONE                                |
| City        | Canyon Creek                        |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 0M0                             |

### Amenities

|                |                              |
|----------------|------------------------------|
| Parking Spaces | 4                            |
| Parking        | Gravel Driveway, Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Cooktop   |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas Log   |
| Basement          | None  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Storage  |
| Lot Description   | Back Yard, Front Yard, Landscaped, Rectangular Lot, Sloped |
| Roof              | Asphalt  |
| Construction      | Metal Frame, Wood Siding                                   |
| Foundation        | Piling(s)  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 13th, 2024 |
| Days on Market | 146                 |
| Zoning         | Residential         |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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