

# \$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

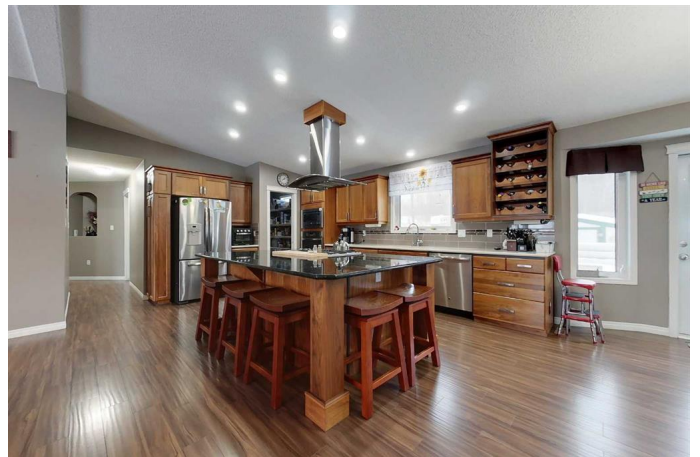
NONE, Canyon Creek, Alberta

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	Parking Pad, Gravel Driveway

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed December 13th, 2024

Days on Market 112

Zoning Residential

### **Listing Details**

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.