

# \$469,900 - 1217 Southshore Drive, Canyon Creek

MLS® #A2241860

**\$469,900**

4 Bedroom, 2.00 Bathroom, 2,211 sqft

Residential on 1.00 Acres

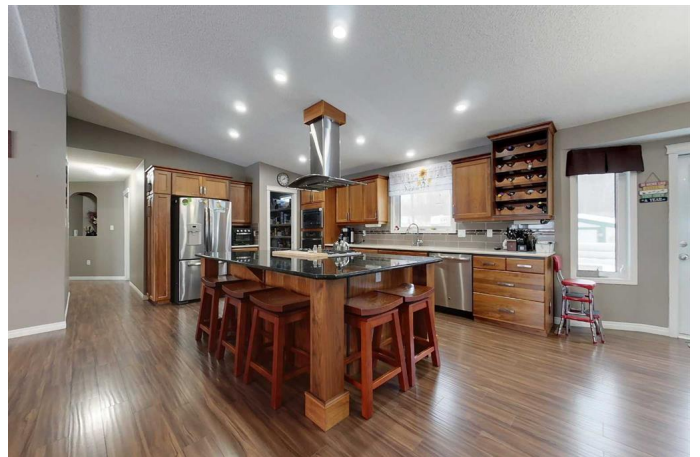
NONE, Canyon Creek, Alberta

Spacious bungalow! Over 2100 sq. ft. nicely maintained home perfect for a growing family! This home features an open floor plan, kitchen with granite and quartz counter tops, a huge island with counter top gas cook 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 on those cold winter nights! 4 nice size bedrooms, primary features a huge walk-in closet with built-in drawers, the spacious ensuite with large jacuzzi tub, separate shower, large vanity with 2 sinks. Additional 4-pc bathroom completes this home. Outdoors features a large south facing sundeck. Located in the quiet Hamlet of Canyon Creek just minutes from the boat launch on one of Alberta's nicest lakes where you can enjoy fishing, boating and beautiful sunsets!!

Built in 2015

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241860  |
| Price          | \$469,900 |
| 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               |
| Subdivision | NONE                                |
| City        | Canyon Creek                        |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 0M0                             |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer                                                                           |
| Heating           | Floor Furnace, Natural Gas                                                                                                                |
| Cooling           | None                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                         |
| Fireplaces        | Family Room, Gas Log                                                                                                                      |
| Basement          | None                                                                                                                                      |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Garden, Storage                                |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Lawn |
| Roof              | Asphalt Shingle                                |
| Construction      | Wood Siding, Metal Frame                       |
| Foundation        | Piling(s)                                      |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 22              |

Zoning                      HR

**Listing Details**

Listing Office              ROYAL LEPAGE PROGRESSIVE REALTY

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