

\$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! Discover unbeatable value in this home, nestled on a picturesque, tree-lined acre just steps from the breathtaking shores of Lesser Slave Lake. Step inside to a BRIGHT & AIRY OPEN-CONCEPT layout featuring soaring vaulted ceilings, expansive skylights, and dramatic floor-to-ceiling windows that bathe the entire space in natural light. The heart of the home is the spacious kitchen, offering abundant cabinetry, oversized windows, and a cozy breakfast nookâ€”perfect for your morning coffee with a view. Retreat to your own private oasis in the luxurious primary suite, complete with elegant double doors, a walk-in closet, and a spa-inspired ensuite bath. Across the home, two additional bedrooms, a full 4-piece bath, and ample storage provide space and comfort for family and guests. Outside, enjoy the serenity of nature with room to roam, a HEATED DETACHED GARAGE, and tons of parking for your RVs and recreational gear. Whether you're entertaining under the stars or exploring the nearby lakefront, this property is built for year-round enjoyment. JUST PROFESSIONALLY CLEANED AND MOVE-IN READY, this home offers the perfect blend of peaceful lakeside living and convenienceâ€”only minutes from all the amenities of Slave Lake. Priced to sell with quick possession availableâ€”donâ€™t miss your chance to own this lakeside gem!

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

Interior

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

Exterior

| | |
|-------------------|-----------------------------------|
| Exterior Features | Other, Private Yard, Rain Gutters |
|-------------------|-----------------------------------|

| | |
|-----------------|-----------------|
| Lot Description | Rectangular Lot |
| Roof | Metal |
| Construction | Other |
| Foundation | Piling(s) |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 14th, 2025 |
| Days on Market | 130 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp REALTY |
|----------------|------------|

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