

# \$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, Parking Pad, RV Access/Parking, Additional Parking
# of Garages	2

## Interior

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

## Exterior

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

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	115
Zoning	RS

### **Listing Details**

Listing Office	eXp REALTY
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