



GRASSROOTS
REALTY GROUP

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9 10 Street
Canyon Creek, Alberta

MLS # A2326709



\$278,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,410 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	2
Garage:	Gravel Driveway, Parking Pad, RV Access/Parking		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Piling(s)	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Built-in Features, Ceiling Fan(s), Laminate Counters, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Quad. Boat. Ride. Repeat. This Canyon Creek property is basecamp, not just a house — 3 bed, 2 bath, 1,270+ sq ft, fully updated, on a massive fenced double lot minutes from Slave Lake. Insulated, heated shop with power for your toys and gear, plus a separate storage shed and room to park the RV or camper. Inside: open-concept kitchen, deck-access dining, laminate throughout, and a primary suite with a 3pc ensuite and real closet space. Two more beds and a 4pc bath finish it off. If your weekends involve trails, water, or an engine — this is the property you've been looking for!