



GRASSROOTS
REALTY GROUP

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125 10 Street
Canyon Creek, Alberta

MLS # A2326758



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,234 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2
Garage:	Garage Faces Front, Gravel Driveway, Heated Garage, None, Unpaved		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, No Back Lane		
Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HS
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Ceiling Fan(s), Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Nestled in the quiet hamlet of Canyon Creek, this inviting 4-bedroom, 2-bathroom home offers the perfect blend of peaceful country living and everyday comfort. The main level features three spacious bedrooms, two bathrooms, and a bright kitchen with plenty of cupboard space, a stylish tile backsplash, and four stainless steel appliances. The cozy living room, complete with an electric fireplace, creates the perfect spot to relax on chilly days. The partially finished basement offers even more living space with a large family room, a fourth bedroom featuring a walk-in storage closet, and an oversized utility, laundry, and storage room. Plumbing is already in place for a future basement bathroom, giving you room to grow. Step outside and enjoy the fully fenced backyard, complete with an upper deck leading to the yard and dog run, a second lower deck that's perfect for entertaining, two storage sheds, and a fire pit for relaxing evenings with family and friends. Recent updates include the two upstairs bathrooms, paint, laminate flooring, tile, dishwasher, stove, over-the-range microwave, new shingles (2024), decks in (2024 & 2025) some windows and doors (2025). Outdoor enthusiasts will love the location, with hunting, quadding, and fishing opportunities practically right outside your front door. Canyon Creek also offers a marina for launching your boat, a local convenience store, a sandy beach, an arena, and a playground. Just a 20-minute drive away, Slave Lake provides all your essential amenities, including shopping, schools, daycare, and the hospital. Properties like this don't come along often!