



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

114 10 Street
Canyon Creek, Alberta

MLS # A2329292



\$268,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,323 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Few Trees, Gentle Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RS
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Shed		

Washing dishes will be a bit more interesting here with incredible views of Lesser Slave Lake right from your kitchen sink! Within walking distance (or a couple minute drive) to the Canyon Creek marina, you could be out on the water catching dinner and back at home to cook all year round. Quadding sledding and walking trails surround this little hamlet, located 25km west of the town of Slave Lake. Once a show home and meticulously maintained, this 2009 manufactured house has an open floorplan flooding with natural light from the south facing windows, overlooking a huge, partially covered deck with a gate. The primary bedroom is huge, big enough for a king, with an attached ensuite and walk-in closet. You'll find two more bedrooms and additional 4pc bathroom toward the other end of the house with lots of room to entertain between. There is a storage shed in the back yard with no neighbors behind and plenty of room to play! Thoughtfully kept and maintained with the most recent updates being a brand new washer & dryer, brand new hot water tank and grinder pump. All on municipal services with bussing to town for the kiddo's – this place is definitely worth a look!