



GRASSROOTS
REALTY GROUP

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6 8 Street
Canyon Creek, Alberta

MLS # A2336956

\$444,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,612 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Drive Through, Driveway, Parking Pad		
Lot Size:	1.03 Acres		
Lot Feat:	Corner Lot, Few Trees, Garden, Lawn, Low Maintenance Landscape, Yard Li		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	36-73-8-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	102 Residential-Improved
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, French Door, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Storage Sheds		

Discover this inviting 2010 modular home nestled in the lakeside community of Canyon Creek. Offering the best of both worlds, this spacious 1-acre property provides room to spread out and enjoy added privacy, while keeping you close to the water and everything lakeside living has to offer. Inside, the open-concept layout features three bedrooms and two full bathrooms. Oversized windows, a cozy fireplace and warm neutral tones complement the main dining and living areas, creating both a bright and inviting space. The kitchen offers abundant dark cabinetry, a generous island with breakfast bar seating and a convenient corner pantry. The primary bedroom is complete with a large ensuite featuring a double vanity and an impressive multi-head walk in shower. Outside, a large front deck offers space to relax, while the oversized drive-through driveway provides convenient access and ample parking. Enjoy being just one block from the marina and beautiful beaches of Lesser Slave Lake, with plenty of space to make your own. Come take a look at everything this property has to offer!