



GRASSROOTS
REALTY GROUP

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1305 Southshore Drive W
Canyon Creek, Alberta

MLS # A2350073

\$314,500

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,108 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Gravel Driveway, Oversized, Parking Pad, RV Access/Par		
Lot Size:	1.00 Acre		
Lot Feat:	Garden, Gentle Sloping, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RS
Foundation:	Block	Utilities:	Electricity Connected, Natural Gas Connected, Satellit
Features:	Ceiling Fan(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: SHED

Fire pit. Covered deck. A full acre. And a new roof. This Canyon Creek property is 3 bed, 2 bath, 1,108 sq ft on a sheltered acre minutes from Lesser Slave Lake, with new shingles in 2024, so the big-ticket item is already done. Inside: vaulted ceilings, an open-concept living room with real space, stainless appliances, vinyl plank throughout, and a primary suite with a 4pc ensuite. Two more beds, a full bath and a dedicated laundry room finish it off. Outside: a large covered front deck, side deck, garden, storage shed and an RV pad for the trailer, boat or sled, with mature trees on the north and west for privacy. Open water in summer, ice fishing in winter, and a fire pit waiting at the end of every day. If you want the lake life in every season, this is the one. Come see it for yourself.