

# \$480,000 - 1121 Southshore Drive W, Canyon Creek

MLS® #A2193038

**\$480,000**

4 Bedroom, 2.00 Bathroom, 3,103 sqft  
Residential on 0.98 Acres

NONE, Canyon Creek, Alberta

Welcome to your dream home, where traditional charm meets modern comfort! Nestled on a sprawling 0.98-acre lot, this stunning one-and-a-half-storey residence boasts four bedrooms and two beautifully appointed bathrooms. It is the ideal sanctuary for families or those seeking a serene escape from the hustle and bustle of city life. Inside, you will find a warm and inviting living room adorned with a cozy gas fireplace—perfect for gathering with loved ones during chilly evenings. The heart of the home is undoubtedly the large kitchen, featuring an impressive island that invites culinary creativity and casual dining alike. With ample counter space and storage, this kitchen is designed for functionality and style. Retreat upstairs to discover the generously sized primary bedroom, a tranquil haven where relaxation takes center stage. The recently renovated upstairs bathroom offers modern elegance while retaining its classic appeal. A sunroom with a wood-burning stove beckons you to unwind with a good book or enjoy morning coffee while soaking in the views. Step outside to embrace nature in your backyard oasis! The front deck is ideal for entertaining guests or admiring our beautiful lake, while the back patio provides an excellent space for summer barbecues under the stars. Complete with a charming gazebo, wood shed, dog run and planters ready for your gardening dreams, this outdoor space is



truly an oasis.

For those who love adventure, this property is conveniently located near fishing spots, a marina, and beautiful lake access—all just 15 minutes from town! Plus, you'll appreciate the detached double garage featuring a loft, ideal for extra storage or as your creative workshop! This enchanting traditional home combines comfort with endless possibilities—don't miss making it yours!

Built in 1970

### Essential Information

MLS® #	A2193038
Price	\$480,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	3,103
Acres	0.98
Year Built	1970
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	1121 Southshore Drive W
Subdivision	NONE
City	Canyon Creek
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 0M0

### Amenities

Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Sump Pump(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	None, Crawl Space

## Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Rectangular Lot
Roof	Metal
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 3rd, 2025
Days on Market	36
Zoning	Residential Serviced

## Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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