

# \$549,900 - 14 9 Street, Canyon Creek

MLS® #A2159425

**\$549,900**

5 Bedroom, 5.00 Bathroom, 1,564 sqft  
Residential on 0.55 Acres

NONE, Canyon Creek, Alberta

This exquisite, custom-built cedar home boasts breathtaking lake views and sits on three meticulously landscaped lots. It features a spacious paved parking area, a storage shed, and a heated single-car garage. An additional fourth lot comes with a 1,400 sq ft heated shop, measuring 40x34â€™™, complete with a 16'x16' overhead door, a bathroom, and another storage shed situated just outside. The property is beautifully maintained, with a charming patio adjacent to the front steps, offering an ideal spot for outdoor lounging and relaxation.

Elegant Interior Design Inside, the home showcases vaulted cedar ceilings and a cozy living room centered around a magnificent wood-burning fireplace. The floor-to-ceiling windows and sliding doors open onto a deck, where stunning lake views await. On the main floor, youâ€™™ll find a convenient laundry area with a 2-piece washroom, a home office, and a full 4-piece bathroom. The open-concept kitchen and dining area create a warm atmosphere for family gatherings and seamlessly connect to the expansive living room.

Serene Bedrooms and Master Suite Three bedrooms are located on the main floor, including a master suite complete with a walk-in closet and private 3-piece ensuite. The partially finished basement adds two more bedrooms, a den, a storage room, a utility space, and a luxurious 4-piece bathroom featuring a hot tub for a soothing retreat.



Perfect Location Situated just minutes from the marina, right next to the playground and nearby convenience store, and approx 20kms from the town of Slave Lake, this home provides the ultimate lakeside escape!

Built in 1985

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2159425                         |
| Price          | \$549,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 2                                |
| Half Baths     | 3                                |
| Square Footage | 1,564                            |
| Acres          | 0.55                             |
| Year Built     | 1985                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Bungalow, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 14 9 Street                         |
| Subdivision | NONE                                |
| City        | Canyon Creek                        |
| County      | Lesser Slave River No. 124, M.D. of |
| Province    | Alberta                             |
| Postal Code | T0G 0M0                             |

### Amenities

|                |   |
|----------------|---|
| Utilities      | Electricity Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected |
| Parking Spaces | 10  |
| Parking        | Driveway, Heated Garage, RV Access/Parking, Quad or More Detached, Single Garage Attached       |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Jetted Tub, Laminate Counters, Natural Woodwork, Beamed Ceilings, Built-in Features, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Stove(s)   |
| Heating           | Forced Air, Natural Gas, Fireplace(s), Wood  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning, Living Room, Mantle, Stone   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Rain Gutters, Storage  |
| Lot Description   | Front Yard, Landscaped, Rectangular Lot, Back Yard, Gentle Sloping, Lawn |
| Roof              | Metal  |
| Construction      | Wood Frame, Wood Siding, Log, Stone                                      |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2024 |
| Days on Market | 220               |
| Zoning         | R1                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp REALTY |
|----------------|------------|

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