

# \$289,000 - 73507 Range Road 80, Canyon Creek

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MLS® #A2236365

**\$289,000**

3 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 5.00 Acres

NONE, Canyon Creek, Alberta

Looking for a great starter home with lots of land; nice 1184 sq. ft bungalow in the hamlet of Canyon Creek, kitty corner to the store, a minute away from the lake and marina. This home boasts 3 ample size bedrooms and a large 4 piece bath, main floor laundry and large kitchen. All the windows are PVC and they let in an abundance of natural light. The house has an upgraded high efficiency furnace, on demand hot water tank, and 2 large storage sheds. If you like space the property has a large front yard, large back yard and several acres of trees. Great location with all the municipal services, only 15 minutes drive from Slave lake and only minutes away from fishing, swimming, ATV touring. This property boasts several opportunities: live in as is, upgrade to increase value, subdivide the land or rent the property out. Come check out this amazing, affordable opportunity!!

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2236365  |
| Price          | \$289,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,184     |
| Acres          | 5.00      |
| Year Built     | 1960      |



|          |                                  |
|----------|----------------------------------|
| Type     | Residential                      |
| Sub-Type | Detached                         |
| Style    | Acreage with Residence, Bungalow |
| Status   | Active                           |

### Community Information

|             |                                     |
|-------------|-------------------------------------|
| Address     | 73507 Range Road 80                 |
| 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 Available, Sewer Connected, Water Connected |
| Parking    | Parking Pad                                                                                     |
| Waterfront | Lake                                                                                            |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Tankless Water Heater, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Crawl Space, None                                                              |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                         |
| Lot Description   | Lake, Lawn, Many Trees, Private, Rectangular Lot, Treed, Views |
| Roof              | Asphalt Shingle                                                |
| Construction      | Concrete, Vinyl Siding, Wood Frame                             |
| Foundation        | Poured Concrete, Perimeter Wall                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 34             |
| Zoning         | Residential    |

**Listing Details**

Listing Office                   CENTURY 21 NORTHERN REALTY

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