

# \$299,000 - 73507 Range Road 80, Canyon Creek

MLS® #A2236365

## \$299,000

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	\$299,000
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, Sewer Connected, Water Connected, Phone Available
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	Lawn, Many Trees, Private, Rectangular Lot, Treed, Views, Lake
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete, Perimeter Wall

### Additional Information

Date Listed	July 2nd, 2025
Days on Market	6
Zoning	Residential

**Listing Details**

Listing Office                   CENTURY 21 NORTHERN REALTY

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