

\$399,900 - 825 2 Avenue, Canyon Creek

MLS® #A2267559

\$399,900

3 Bedroom, 2.00 Bathroom, 1,735 sqft

Residential on 0.88 Acres

NONE, Canyon Creek, Alberta

Immaculate one owner home in the quiet Hamlet of Canyon Creek! This well maintained home features an open floor plan with spacious living room, dining area and kitchen with lots of cabinets with built-in wine rack, pantry, lots of counter space, large drawers, breakfast bar, built-in microwave and oven and a gas cook top stove. The spacious primary bedroom has a beautiful 5 -pc ensuite featuring 2-person jacuzzi tub, separate large shower with dual shower heads, plenty of counter space with 2 sinks, and large walk-in closet. 2 additional nice size bedrooms and a spacious 4-pc bathroom completes this home. Up grades include new fridge in 2021, HWT 2021, new furnace 2022, living room flooring replaced 2023, new deck 2023, fresh paint in 2025! Outdoors you will find a work shop with power and a wood burning stove. Located just minutes from beautiful Lesser Slave Lake where you can find great boating and fishing!! Quad and snow mobile trails near by!!

Built in 2011

Essential Information

MLS® #	A2267559
Price	\$399,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,735



Acres	0.88
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	825 2 Avenue
Subdivision	NONE
City	Canyon Creek
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 0M0

Amenities

Utilities	Electricity Connected
Parking	Parking Pad

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Jetted Tub
Appliances	Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Metal Frame
Foundation	Piling(s)

Additional Information

Date Listed	October 29th, 2025
Days on Market	4
Zoning	HR

Listing Details

Listing Office ROYAL LEPAGE PROGRESSIVE REALTY

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.