

# \$625,000 - 50 Lakeview Heights, Canyon Creek

MLS® #A2198023

**\$625,000**

6 Bedroom, 4.00 Bathroom, 2,355 sqft  
Residential on 4.03 Acres

NONE, Canyon Creek, Alberta

Nestled in the serene enclave of Canyon Creek, this fully-treed private lot offers a sanctuary of luxury and comfort. Spanning 2,354 sq ft, the home boasts a stunning kitchen equipped with solid oak cabinets, stainless steel appliances including dual ovens, a warming drawer and glass cook top, stone floors, granite counter tops with eating bar, a tile back splash and accent columns. The open floor plan features 12-foot and 14-foot ceilings and an abundance of windows, bathing the living spaces in natural light. Enjoy cozy evenings by the wood-burning fireplace in the living room or host elegant dinners in the formal dining room. The main floor also includes a spacious Primary bedroom with a sitting area, walk-in closet and 5 pc ensuite with jetted corner tub. Two additional bedrooms share a 4 pc Bath with jetted tub and corner shower. A spacious Family/theatre room and convenient laundry room finish the main floor. The basement offers an additional three bedrooms, one with a 4 pc ensuite. A second kitchen, dining, living room and tons of storage space. The rooftop patio provides breathtaking views, perfect for relaxing or entertaining. Mature landscaping with flowering trees, perennials, a garden plot and fenced in area for horse enthusiasts. This home combines elegance and functionality, making it the perfect retreat for discerning buyers. Located minutes from the Canyon Creek Marina, convenience store and amenities of Slave Lake. Don't miss the



opportunity to make this exquisite property  
your own.

Built in 2000

### Essential Information

MLS® #	A2198023
Price	\$625,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,355
Acres	4.03
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	50 Lakeview Heights
Subdivision	NONE
City	Canyon Creek
County	Lesser Slave River No. 124, M.D. of
Province	Alberta
Postal Code	T0G 2M0

### Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	8
Parking	Off Street, Unpaved

### Interior

Interior Features	Central Vacuum, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Ceiling Fan(s), Stone Counters, Double Vanity, High Ceilings, Vinyl Windows, Jetted Tub, Sump Pump(s), Walk-In Closet(s)
Appliances	Refrigerator, Built-In Oven, Dishwasher, Double Oven, Microwave Hood Fan, Warming Drawer, Washer/Dryer

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Private Yard, Storage
Lot Description	Cleared, Cul-De-Sac, Front Yard, Gentle Sloping, Irregular Lot, Lawn, Landscaped, Many Trees, No Neighbours Behind, Private, Wooded
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Concrete
Foundation	Poured Concrete

## Additional Information

Date Listed	February 28th, 2025
Days on Market	175
Zoning	CR

## Listing Details

Listing Office	ROYAL LEPAGE PROGRESSIVE REALTY
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