

# \$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 | 182                 |
| Zoning         | CR                  |

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | ROYAL LEPAGE PROGRESSIVE REALTY |
|----------------|---------------------------------|

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