

# **\$789,000 - 703070 Canyon Rd, Rural Lesser Slave River M.D.**

MLS® #E4444898

**\$789,000**

4 Bedroom, 2.50 Bathroom, 1,511 sqft

Rural on 126.68 Acres

None, Rural Lesser Slave River M.D., AB

Every Ranchers Dream between Slave Lake & Athabasca. Exceptional home, shop, rodeo grounds, elk/ bison facilities & more.

Picturesque landscape & views across treed valleys. Home features 2000 built 1511sq ft 4 bedroom plus office plan. Panoramic Southerly views w/ wrap around deck & lower patio courtesy of the inviting walk out basement. Airy feel inside & out. Modern 32x60 heated high wall shop w/ lean to side & rear storage. 24x30 horse/ tack barn w/ 2 @ 20x30 covered pens. 28x40 support building. HD elk/ bison handling & sorting facility. Open riding arena w/ announcer/ viewing stand. Horse penning & shelters. 2 wells. Maturely sheltered yard site. Cross fenced pastures & hay land. A property w/ purpose, unbelievable tranquility, exceptional buildings & a set up that would take a lifetime to create ready & awaiting you in an already completed package. Much more to see. Don't hesitate on making this dream property your reality.

Built in 2000

## **Essential Information**

MLS® #	E4444898
Price	\$789,000
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,511
Acres	126.68
Year Built	2000
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	703070 Canyon Rd
Area	Rural Lesser Slave River M.D.
Subdivision	None
City	Rural Lesser Slave River M.D.
County	ALBERTA
Province	AB
Postal Code	T0G 1G0

### Amenities

Features	See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Cross Fenced, Fenced, Landscaped, Private Setting
Construction	Wood
Foundation	Preserved Wood

### Additional Information

Date Listed	June 27th, 2025
Days on Market	7

## Zoning

## Zone 60

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Listing information last updated on July 4th, 2025 at 11:02am MDT