

\$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	8

Zoning

Zone 60

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Listing information last updated on July 4th, 2025 at 9:47pm MDT