

# \$1,449,000 - 1505 Canyon Edge Drive, Austin

MLS® #7855789

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## \$1,449,000

4 Bedroom, 4.00 Bathroom, 3,249 sqft  
Residential on 0.40 Acres

Austin Lake Hills Sec 02, Austin, TX

Welcome home to 1505 Canyon Edge Dr!  
Located in a quiet lakeside neighborhood  
zoned in Eanes ISD, this charming 2 story  
home is turn key and ready for its new owners.

A large covered porch and double, wooden front doors welcome you to a grand foyer and staircase with soaring ceilings. The recently renovated kitchen features stainless steel appliances including a new Viking gas range and hood, walk in pantry and breakfast area all opening into the main living room. Large windows flood the space with ample, natural light and a corner fireplace anchors the space for those cooler winter evenings. Head out to the main floor covered patio complete with dual ceiling fans to entertain family and friends year round. Canyon views of greenery and trees create a tranquil and private backyard with plenty of functional space to make your own including a dedicated fire pit area. The spacious primary suite is located on the main floor and includes an en suite bathroom with double sinks, soaking tub, glass enclosed shower and large walk-in closet. Main floor is complete with a formal dining room, powder half bathroom and dedicated laundry room. Upstairs is a large second living room which opens to a brand new 2nd floor deck, 2 bedrooms joined by a jack and jill bathroom with dual sinks and a third bedroom and full bathroom, great as a guest or MIL suite. Walk in attic access from bedroom closet provides extra storage space. Additional upgrades include fresh interior paint, new roof in 2019,



new water heater in 2022 and new trex decking in 2022. New owners have the opportunity to join the voluntary Lake Hills Park Association for access to the lakeside park, gated parking, guarded swimming pool, dock and boat ramp. Walk to neighborhood coffee shop Civil Goat or easily access Hill Country Galleria and all of West Lake and Rollingwood's amenities just 10 minutes away.

Built in 2002

### Essential Information

ListingFeed	abor_vow
MLS® #	7855789
List Price	\$1,449,000
Sale Price	\$1,450,000
Sale Date	June 8th, 2022
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,249
Acres	0.40
Year Built	2002
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

### Community Information

Address	1505 Canyon Edge Drive
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

### Amenities

Utilities	Electricity Connected, Sewer Connected, Water Connected
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Features	See Remarks
Parking	Attached, Door-Single, Garage, Garage Faces Side
# of Garages	2
View	Canyon, Trees/Woods
Waterfront	None

### **Interior**

Interior	Carpet, Tile, Wood
Appliances	Dryer, Dishwasher, Exhaust Fan, Gas Cooktop, Disposal, Gas Oven, Microwave, Range, Stainless Steel Appliance(s), Washer
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room
# of Stories	2
Stories	Two

### **Exterior**

Exterior Features	Balcony, Exterior Steps, Private Yard
Lot Description	Back Yard, Front Yard, Backs to Greenbelt/Park, Landscaped, Level, Sprinklers Automatic, Trees Large Size
Windows	Blinds, Double Pane Windows
Roof	Composition, Shingle
Construction	Brick Veneer, Frame, Masonry
Foundation	Slab

### **School Information**

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake