

\$1,095,000 - 1104 Canyon Edge Drive A & B, Austin

MLS® #5496567

\$1,095,000

0 Bedroom, 0.00 Bathroom, 2,700 sqft

Residential Income on 0.31 Acres

Austin Lake Hills Sec 02, Austin, TX

A rare find in an exceptional location! 2 unique and charming homes (income-producing or mother-in-law) on 1 Lot in the highly desirable Eanes ISD: Home #A â€œ built around 1951 (1,200 +/- sq/ft), Home #B â€œ built-in 2007 (1,500 +/- sq/ft). The lot is nestled amongst Luxury homes, in a peaceful and quiet neighborhood, across from a greenbelt. Nicely sized 3 bedrooms and 2 baths in both houses. Both houses have private backyards and large common front yard. Close to Lake Austin. Membership in Austin Lake Hills Community Association Park with boat launch, beach, pool and more is possible (currently wait list but some activities do not require membership). The City of Austinâ€™s Commons Ford Park with Lake Austin access, hiking trails and clubhouse is also nearby. Westbank Library is also close, and just minutes from downtown Austin. Low tax rate. Lots of potential options. A lovely spot and a wonderful opportunity. Buyer to verify all listing information. Must see!

Built in 2007

Essential Information

MLS® #	5496567
Price	\$1,095,000
Bathrooms	0.00
Square Footage	2,700
Acres	0.31
Year Built	2007



Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	1104 Canyon Edge Drive A & B
Area	8W
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available
Features	None
Parking	Open, Private
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Electric Range, Disposal, Microwave, Refrigerator, Electric Water Heater, Free-Standing Range, Oven
Heating	Central, Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Lot Description	Sloped Down, Trees Medium Size
Roof	Composition
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed July 4th, 2023

Days on Market 317

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