

Absolutely gorgeous single story on .24 acre lot!

8953 Rivers Edge Drive Las Vegas NV 89117

PRESENTED BY KEN LOWMAN & LUXURY HOMES OF LAS VEGAS | CONTACT KEN AT 702.216.4663



SOLD



LUXURY HOME DESCRIPTION

Absolutely gorgeous single story on .24 acre lot in coveted Canyon Gate Country Club with golf course views. Original Canyon Gate developer's former home with pristine curb appeal and a truly beautiful oasis backyard with waterfall, pond and mature lush landscaping. Shows like a model home. Gorgeous custom shutters throughout, beautiful window treatments. Priced to sell! Canyon Gate Country Club is located in the center of the west side and has a championship golf course, tennis, exercise room, club house, dining and newly renovated guard gate.

MLS#: 1118410

PRICE: \$459,000

APPRX. SQ. FT: 2,912 sq.ft

LOCATION: Canyon Gate Country Club

ZIPCODE: 89117

BEDROOMS: 3

BATHROOMS: 2.5

POOL: No

GARAGE SIZE : 3

FEATURES

Full Address of property:

8953 Rivers Edge Drive Las Vegas NV 89117

Single Family Property

Status: Active-Exclusive Right

County: Clark

Community Name: Canyon Gate

Year Built: 1993

3 total bedroom(s)

3 total bath(s)

2 total full bath(s)

1 total half bath(s)

Approximately 2912 sq. ft.

Single story

Master bedroom

Living room

Dining room

Family room

Den

Laundry room

Bathroom(s) on main floor

Bedroom(s) on main floor

Master bedroom is 23X17

Living room is 16X14

Dining room is 13X12

Family room is 15X15

2 fireplaces

Fireplace features:

Gas, In Living/Great room, In Master bedroom
3 car garage
Attached parking

Heating features:

2+ units, Central, Gas
Central air conditioning

Interior features:

Dishwasher, Disposal, Refrigerator, Separate laundry room, Washer/Dryer on 1st floor, Full bath downstairs, Formal dining room, Separate family room, Breakfast Bar/Counter, Breakfast nook (eating area), Kitchen custom cabinets, Kitchen island, Marble/Stone countertops in kitchen, Walk-in pantry, Entry foyer, Formal living room, Vaulted ceiling in living room, Ceiling fan in master bedroom, Master bedroom separate from other, Walk-in closet in master bedroom, 2nd bedroom: 13X12, 3rd bedroom: 12X11, Alarm system owned, Blinds, Built-in microwave, Carpet, Ceiling fan(s), Double built-in electric ovens, Gas stove, Marble/Stone floors, Pot shelves, Shutters, Water conditioner owned, Window coverings partial

Exterior features:

Back yard access, Backyard fully fenced, Block fence, Covered patio, Front lawn, Front sprinkler system, Mature landscaping, Patio, Private yard, Rear lawn, Rear sprinkler system, Shrubs, Stucco fence, Water-Scaping

Roofing: Pitched, Tile like
Approximately 0.24 acre(s)
Lot size is less than 1/2 acre

Schools:

Elementary School: Piggott Clarence
Jr. High School: Johnson Walter
High School: Bonanza

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