

\$499,000 - 1303 Canyon Edge, Canyon Lake

MLS® #1864458

\$499,000

4 Bedroom, 2.00 Bathroom, 2,280 sqft
Residential on 0.54 Acres

Canyon Lake Hills 3, Canyon Lake, TX

Spacious Lakeview Retreat with Pool, Shop, and Lake Views - A Rare Find! Welcome to this beautifully updated 4-bedroom, 2-bath lake house, ideally situated across three spacious lots with elevated lake views and one of the only homes in the area with a pool! This open-concept, two-story home features all-new tile and laminate flooring throughout, offering a fresh, modern feel perfect for full-time living, weekend escapes, or vacation rental potential.

The primary suite is conveniently located on the main level, offering privacy from the vibrant upstairs living and guest spaces. Step outside and entertain with ease under the poolside gazebo, or enjoy evenings by the water with the lake just minutes away and three boat ramps nearby. Storage and parking are no issue with a 23'x25' shop, a 10'x16' storage building, a 30'x30' gated slab ideal for securing boats, jet skis, or even a pickup game of basketball, plus a covered carport and circular driveway for guests. This home truly has it all - space, updates, location, and amenities you won't find elsewhere. Don't miss your chance to own one of the most versatile and well-equipped properties in the area. Schedule your showing today!

Built in 1968

Essential Information

MLS® #	1864458
Price	\$499,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,280
Acres	0.54
Year Built	1968
Type	Residential
Sub-Type	Single Family Detached
Style	Two Story, Traditional
Status	Active

Community Information

Address	1303 Canyon Edge
Area	2603
Subdivision	Canyon Lake Hills 3
City	Canyon Lake
County	Comal
State	TX
Zip Code	78133

Amenities

Amenities	Boat Ramp
Parking	None/Not Applicable
View	Canyon Lake
Has Pool	Yes
Pool	None

Interior

Interior	Two Living Area, Separate Dining Room, Island Kitchen, Breakfast Bar, Shop, Utility Room Inside, High Ceilings, Open Floor Plan, Laundry Room, Laundry Lower Level
Appliances	Ceiling Fans, Washer Connection, Dryer Connection, Microwave Oven, Stove/Range, Disposal, Dishwasher, Electric Water Heater
Heating	Central, 2 Units
Cooling	Two Central
Fireplaces	Not Applicable
# of Stories	2.0
Stories	2

Exterior

Exterior	Siding
Exterior Features	Deck/Balcony, Chain Link Fence, Double Pane Windows, Storage Building/Shed, Has Gutters, Mature Trees, Gazebo, Workshop
Lot Description	Water View, Mature Trees (ext feat), Level, 1/2-1 Acre, Canyon Lake, Sloping
Roof	Composition
Construction	Pre-Owned
Foundation	Slab

School Information

District	Comal
Elementary	STARTZVILLE
Middle	Mountain Valley
High	Canyon Lake

Additional Information

Date Listed	May 7th, 2025
Days on Market	181
HOA Fees	100.00
HOA Fees Freq.	Annually

Listing Details

Listing Agent	Larry Kuebel
Listing Office	All City San Antonio Registered Series

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