

\$879,999 - 818 W Canal Drive, Gulf Shores

MLS® #342823

\$879,999

3 Bedroom, 3.00 Bathroom, 2,207 sqft
Residential on 0 Acres

Canal Div Gulf Shor, Gulf Shores, AL

Come live in paradise on the Intracoastal Waterway! Catch trout and flounder off your dock. Watch the dolphins play or take a short ride to Mobile Bay and watch the beautiful sunsets. This home is a 3 bedroom, 2.5 bath, with a loft and two large screened in porches overlooking the IC waterway. With over 2000 square feet, a living room with 20' ceilings and French doors leading to a spacious covered porch that is great for grilling. The lot is 50x225, well landscaped, has an irrigation system, and all this leads to a lighted dock with a fish cleaning station and a 10,000 pound remote controlled boatlift. But you are just beginning to see how much you will enjoy living in the wonderful home. The kitchen has stainless appliances, which includes a new 5-burner convection gas range, a French door refrigerator and the dishwasher is oh so quiet. The laundry room has plenty of room for your washer and dryer and has a granite counter and sink, and plenty of cabinet storage. On the top floor you will find two nice sized bedrooms, a full bath, a loft area - which could be another bedroom and two very large closets. The home has a new metal roof, sits on pilings 10' off the ground, Hardie board siding, window protection and a 22KW GENERAC whole home generator. This home is prepared to handle tropical storms. By the way, the generator will keep the 3-year old Trane heat pump running if the power goes out. The garage is large enough for two vehicles, has a large workshop and wood louvers completely



enclose the garage making it secure.
Furnishings and hot tub are optional. Seller is
a licensed realtor in the State of Alabama.

Built in 2012

Essential Information

MLS® #	342823
Price	\$879,999
Sold Price	\$875,000
Closed Date	2023-06-01
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,207
Acres	0.08
Year Built	2012
Type	Residential
Sub-Type	Raised Beach
Style	Raised Beach
Status	Closed

Community Information

Address	818 W Canal Drive
Area	Gulf Shores 1
Subdivision	Canal Div Gulf Shor
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

Amenities

Amenities	None
Utilities	Gulf Shores Utilities, Riviera Utilities
Parking	Attached, Single Garage, Automatic Garage Door
# of Garages	2
View	Direct ICW Front

Is Waterfront	Yes
Waterfront	ICW Front - Building

Interior

Interior	Carpet, Tile, Wood
Interior Features	Breakfast Bar, Living Room, Ceiling Fan(s), High Ceilings, Storage
Appliances	Dishwasher, Disposal, Convection Oven, Microwave, Gas Range, Refrigerator w/Ice Maker, ENERGY STAR Qualified Appliances
Heating	Electric, Heat Pump
Cooling	Zoned, Ceiling Fan(s), ENERGY STAR Qualified Equipment, SEER 14
Fireplaces	None
Stories	Two

Exterior

Exterior	Concrete Board
Exterior Features	Irrigation Sprinkler, Termite Contract
Lot Description	Less than 1 acre, Level, Waterfront, Pier, Boat Lift
Windows	Window Treatments, Double Pane Windows
Roof	Metal, Ridge Vent
Construction	Resale
Foundation	Pillar/Post/Pier, Pilings

School Information

Elementary	Gulf Shores Elementary
High	Gulf Shores High

Additional Information

Zoning	Single Family Residence
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Listing Details

Listing Office	Roberts Brothers Inc. Gulf Coa
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