

# **\$445,000 - 349 W Canal Drive, Gulf Shores**

MLS® #344135

---

## **\$445,000**

3 Bedroom, 2.00 Bathroom, 1,563 sqft  
Residential on 0 Acres

Cypress Park, Gulf Shores, AL

This beautiful home on 1/2 acre lot lives LARGE! Spacious open, split floor plan with tall, vaulted ceilings and plenty of natural lighting, make this home feel even bigger! Huge master bedroom with new carpet and en-suite master bath with walk-in new shower with bench and pull-up bar. There is also an area for linen storage! Continue to spread out onto the spacious, inviting screen porch with roll down shades measures 10' x 24' with southern exposure for year round enjoyment. The lot measures almost .5 acre and is large enough for a swimming pool, garden, and more! The two car garage is side facing and is also the access to the separate air conditioned laundry room. Galley kitchen has beautiful, new quartz countertops, farm sink, and tile backsplash. The 11' X 28' workshop has electricity, air conditioning unit, lights, windows, and ceiling fan, perfect for all of your hobbies! Makes for a perfect She-Shed or Man Cave! Within walking distance to the Waterway Village, recreation center, city park, post office, civic center, police station, dog park, kids park, Tacky Jacks, ACME Oyster House, The Sloop, AND only 2 blocks to public boat launch! New pedestrian bridge over the Intercoastal Waterway to be completed in 2024. The bridge will be equipped ADA approved ramps built at an appropriate slope for biking and walking and an elevator. Brand new roof, all new windows, and leaf guard gutters installed in 2020. No HOA!



Built in 1998

## Essential Information

MLS® #	344135
Price	\$445,000
Sold Price	\$419,000
Closed Date	2023-07-07
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,563
Acres	0.45
Year Built	1998
Type	Residential
Sub-Type	Contemporary
Style	Contemporary
Status	Closed

## Community Information

Address	349 W Canal Drive
Area	Gulf Shores 1
Subdivision	Cypress Park
City	Gulf Shores
County	Baldwin
State	AL
Zip Code	36542

## Amenities

Amenities	None
Utilities	Gulf Shores Utilities
Parking	Attached, Double Garage, Automatic Garage Door
# of Garages	2
View	None/Not Applicable
Waterfront	Canal Accs (Wlk <=1/4 Mi), Public Acc (Wlk <=1/4 Mi), Other-See Remarks

## Interior

Interior	Carpet, Tile
Interior Features	Other Rooms (See Remarks), Ceiling Fan(s), En-Suite, High Ceilings, Split Bedroom Plan, Storage, Vaulted Ceiling(s)

Appliances	Dishwasher, Microwave, Electric Range
Heating	Central
Cooling	Central Electric (Cool), Ceiling Fan(s)
Fireplaces	None
# of Stories	1
Stories	One

## Exterior

Exterior	Brick, Wood Frame
Exterior Features	Storage
Lot Description	Less than 1 acre, Level, Few Trees
Windows	Double Pane Windows
Roof	Composition
Construction	Resale
Foundation	Slab

## School Information

Elementary	Gulf Shores Elementary
Middle	Gulf Shores Middle
High	Gulf Shores High

## Additional Information

Zoning	Single Family Residence
--------	-------------------------

## Listing Details

Listing Office	Coastal Leaders Realty Group
----------------	------------------------------

The data relating to real estate for sale on this website comes from the Baldwin County Association Of REALTORS®. The information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed.

Listing information last updated on May 14th, 2024 at 7:30am CDT