

\$395,000 - 26063 Canal Road Unit 2-d, Orange Beach

MLS® #351049

\$395,000

2 Bedroom, 2.00 Bathroom, 1,139 sqft
Residential on 0 Acres

Magnolia Key Townhom, Orange Beach, AL

NEW PRICE! BEST PRICE FOR CONDO WITH A 30' DEEDED SLIP IN ORANGE BEACH THE BOATING MECCA OF COASTAL ALABAMA. Investors? These units rent long term for \$2000+ per month & rarely available. Located on beautiful Wolf Bay & **NO FLOOD** insurance required. **RARE** step-less townhome with dual En-suites in Magnolia Key Townhomes, a quiet, bay front complex of only 22 units. Gorgeous sunsets and a bay front pool elevate desirability. New boardwalk, docks, siding and roofing (2022) after Sally. Great boating & best location close to the beach, the trail system, kayaking and the new CoastAL complex. A short Golf cart ride or walk provides easy access to great dining, the Orange Beach senior center, the Coastal Arts Center, the city library and the recreation center. HOA fee covers ALL insurance and exterior maintenance for the most carefree living. **NO YEARLY ASSESSMENT FOR INSURANCE.** View the bay from your huge front porch! Magnolia Key is very Pet friendly and this townhome offers a fenced rear courtyard along with a second screened porch off the primary suite. Light & bright with fresh coastal colors and many major renovations completed over the past 2 years including Walk-in shower added to the Primary ensuite along with raised height toilets and custom closets. Second suite is same size as primary with ensuite bath & custom closet. Kitchen remodel fall 2022 with new cabinets, pantry with barn door, all stainless steel appliances,



subway tile backsplash, new Kohler faucet, lighting & French door fridge. Kitchen opens via double French doors to the front screened porch for expanded dining and entertainment space. Full size stackable washer/dryer 2 years old; new mattresses & new AC compressor 2023. This unit is being sold FURNISHED AS IN PHOTOS. Slip D2, approximately 30â€™x10â€™ with an 8,000 lb lift is deeded to the unit. What a find for full time or part time living and already updated. Prepare to fall in love with Magnolia Key.

Built in 2005

Essential Information

MLS® #	351049
Price	\$395,000
Sold Price	\$395,000
Closed Date	2024-03-15
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,139
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Townhouse
Status	Closed

Community Information

Address	26063 Canal Road Unit 2-d
Area	Orange Beach 1
Subdivision	Magnolia Key Townhom
City	Orange Beach
County	Baldwin
State	AL
Zip Code	36561

Amenities

Amenities	Condo 2-Bdrms in Complex, Condo 3-Bdrms in Complex, Fishing, Pool - Outdoor, Water Access-Deeded
Utilities	Cable Connected
Parking	Assigned
View	Indirect Bay Side
Is Waterfront	Yes
Waterfront	Bay Front - Building
Has Pool	Yes
Pool	Community

Interior

Interior	Tile
Interior Features	Ceiling Fan(s), Split Bedroom Plan
Appliances	Dishwasher, Disposal, Dryer, Microwave, Electric Range, Refrigerator w/Ice Maker, Washer
Heating	Electric
# of Stories	1
Stories	One

Exterior

Exterior	Vinyl Siding
Lot Description	Waterfront
Windows	Window Treatments
Roof	Composition
Construction	Resale
Foundation	Slab

School Information

Elementary	Orange Beach Elementary
Middle	Orange Beach Middle
High	Orange Beach High

Additional Information

HOA Fees	623
HOA Fees Freq.	Monthly

Listing Details

Listing Office	Goode Realty, Llc
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