

\$999,000 - 898 W Grand Canyon Dr, Kanab

MLS® #1408543

\$999,000

4 Bedroom, 3.00 Bathroom, 3,330 sqft

Residential on 1.46 Acres

Kanab Creek Ranchos, Kanab, UT

If you've been looking for a luxury home, plus room for your horses; this is the property for you! Come take a look at this custom built home and 1.46 acre mini-ranch surrounded by majestic Red Rock Views! This one story rambler welcomes you into the spacious Kitchen, Dining Room, and Living Room. The home is freshly painted with new LVP flooring, updated kitchen appliances plus a dual range stove option! Large picture windows look out onto the covered back porch, shaded by mature trees. Glance out to the horse corral to watch your animals living their best lives with the red cliffs as their backdrop. This home has room to roam and space to use as you wish! A private office just off the entryway. Need even more flexible space? The side door brings you into another office/bedroom. Four bedrooms, three bathrooms. NEW Electric Furnace, plus a wood burning furnace, (both have individual thermostats). Two 50 gallon water heaters; one electric and one propane. Excellent set-up for the Equestrian Buyer: 4-Stalls with alley, 6-Rail Corral, and a Fenced Pasture. Located on the quiet and desirable Grand Canyon Drive! Iconic country life, yet less than two miles to downtown! Buyer to verify.

Built in 1993

Essential Information

| | |
|--------|-----------|
| MLS® # | 1408543 |
| Price | \$999,000 |



| | |
|----------------|--------------------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 1 |
| Square Footage | 3,330 |
| Acres | 1.46 |
| Year Built | 1993 |
| Type | Residential |
| Sub-Type | Single Family |
| Style | Rambler, 1 story above ground, Ranch |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 898 W Grand Canyon Dr |
| Area | Kanab |
| Subdivision | Kanab Creek Ranchos |
| City | Kanab |
| County | Kane |
| State | UT |
| Zip Code | 84741 |

Amenities

| | |
|--------------|---|
| Utilities | Water Source: City/Municipal, Legal Access: Yes, Septic: Has System, Phone: Land Line, Garbage Collection, Propane: Hooked-up, Phone: Cell Service, Power Source: City/Municipal, Internet: Fiber Optic |
| # of Garages | 2 |
| Garages | Attached, Auto Door(s), Shelves, two car garage with storage room, Remote Opener |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fans, Window Coverings, Vaulted Ceilings, Walk-in Closets, Den/Office, Flooring- Carpet, Flooring- Luxury Vinyl Planks (LVP) |
| Appliances | Dishwasher, Garbage Disposal, Microwave, Refrigerator, W/D Hookups, Water Heater, Water Heater- Electric, Water Heater- Propane, Oven/Range, Oven/Range- Electric |
| Heating | Electric, Furnace, Propane, See Remarks |
| Cooling | Central Air, Electric |

Exterior

| | |
|-------------------|--|
| Exterior Features | Access- All Year, Fenced- Partial, Gutters & Downspouts, Landscape- Full, Lawn, Out Buildings, RV/Boat Parking, Sprinklers- Automatic, |
|-------------------|--|

Trees, View of City, View of Mountains, Patio- Covered, Barn, Corner Lot, Corrals, Horse Property, Storage Shed, View of Valley

| | |
|--------------|---------------|
| Roof | Shingle |
| Construction | Siding-Vinyl |
| Foundation | Slab on Grade |

School Information

| | |
|------------|-------|
| Elementary | Kanab |
| Middle | Kanab |
| High | Kanab |

Additional Information

| | |
|----------------|-----------------------------|
| Date Listed | March 27th, 2024 |
| Days on Market | 49 |
| Zoning | Horse Property, Residential |

Listing Details

This (property or listing) is courtesy of Coldwell Banker Realty (Kanab)

The information being provided by the Keystone MLS Network, Inc. is exclusively for consumers' personal, non-commercial use, and it may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. The data is deemed reliable but is not guaranteed accurate by the MLS.