

\$900,000 - 1104 Canyon Edge Drive A & B, Austin

MLS® #1535568

\$900,000

0 Bedroom, 0.00 Bathroom, 2,700 sqft

Residential Income on 0.31 Acres

Austin Lake Hills Sec 02, Austin, TX

A rare find in an exceptional location! 2 unique and charming homes (income producing or mother in law) on 1 Lot in the highly desirable Eanes ISD: Home #A “ built around 1951 (1,200 +/- sq/ft), Home #B “ built in 2007 (1,500 +/- sq/ft). The lot is nestled amongst Luxury homes, in a peaceful and quiet neighborhood, across from a greenbelt. Nicely sized 3 bedrooms and 2 baths in both houses. Both houses have private back yards and large common front yard. Close to Lake Austin. Membership in Austin Lake Hills Community Association Park with boat launch, beach, pool and more is possible (currently wait list but some activities do not require membership). The City of Austin’s Commons Ford Park with Lake Austin access, hiking trails and clubhouse is also nearby. Westbank Library is also close , and just minutes from downtown Austin. Low tax rate. Lots of potential options. A lovely spot and a wonderful opportunity. Buyer to verify all listing information. Must see!

Built in 2007

Essential Information

MLS® #	1535568
Price	\$900,000
Bathrooms	0.00
Square Footage	2,700
Acres	0.31



Year Built	2007
Type	Residential Income
Sub-Type	Duplex
Status	Active

Community Information

Address	1104 Canyon Edge Drive A & B
Area	8W
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available
Features	None
Parking	Private, Open
View	None
Waterfront	None

Interior

Interior	Tile, Wood
Appliances	Dishwasher, Electric Range, Electric Water Heater, Free-Standing Range, Disposal, Microwave, Oven, Refrigerator
Heating	Central, Electric
Fireplaces	None
# of Stories	2
Stories	Two

Exterior

Exterior Features	None
Lot Description	Sloped Down, Trees Medium Size
Roof	Composition
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View

Middle	West Ridge
High	Westlake

Additional Information

Date Listed	September 4th, 2025
Days on Market	40

Listing Details

Listing Office	Blackburn Properties
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