

\$1,114,000 - 1903 Canyon Edge Dr, Austin

MLS® #4549999

\$1,114,000

4 Bedroom, 3.00 Bathroom, 2,554 sqft

Residential on 0.76 Acres

Austin Lake Hills Sec 02, Austin, TX

Now priced BELOW value indicated by October 2025 professional appraisal. Soak in nature sights and sounds every day from the comfort of this beautiful Eanes ISD home situated on two lots equaling .76 acres with privacy in every direction. You'll feel like you're living the lake life in your own peaceful treehouse, yet minutes from downtown. This gem is on the canyon side of one of the most desirable streets in the neighborhood and features both expansive back deck space for outdoor living and a huge, flat fenced-in front yard where kids and/or pets can safely play. New hickory hardwoods, marble floors, quartz countertops, Bermuda sod and industrial chic fixtures, along with many other updates, offer a stylish home ready for entertaining with pride. Wall-to-wall windows across the rear of the home frame a permanent backdrop of colorful, mature trees sprinkled along the canyon edge, which lines a wet-weather creek. The thoughtfully-designed floor plan includes a bonus room that could be used as a 5th bedroom, a game room or an office. Deeded membership to the Lake Hills Community Association available for access to private boat ramp on Lake Austin, swimming pool, clubhouse, park and more. Natural splendor that can't be built, top-rated schools, low tax rate, room to park a boat on your lot, less than 10 miles from downtown Austin – this is the one you've been waiting for. NOTE: Natural gas is available through CenterPoint Energy, which services this property. For buyers



preferring propane, several local providers can install and service an on-site tank.

Built in 1994

Essential Information

MLS® #	4549999
Price	\$1,114,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,554
Acres	0.76
Year Built	1994
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Water Feature/View

View	Canyon,Hills,CreekStream,Vineyard,TreesWoods
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Community Information

Address	1903 Canyon Edge Dr
Area	8W
Subdivision	Austin Lake Hills Sec 02
City	Austin
County	Travis
State	TX
Zip Code	78733

Amenities

Utilities	Electricity Available
Features	None
Parking	Attached, Garage Faces Side
# of Garages	2

Interior

Interior	Carpet, Tile, Wood
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Appliances	Built-In Oven, Dishwasher
Heating	Central
# of Fireplaces	1
Fireplaces	Family Room, Living Room
# of Stories	2
Stories	Two

Exterior

Exterior Features	Exterior Steps, Private Yard
Lot Description	Backs to Greenbelt/Park, Many Trees, Trees Large Size, Trees Medium Size
Roof	Composition
Construction	Frame, Masonry, Stone
Foundation	Slab

School Information

District	Eanes ISD
Elementary	Valley View
Middle	West Ridge
High	Westlake

Additional Information

Date Listed	July 19th, 2025
Days on Website	87
Days on Market	87

Property Listed by: Real Broker, LLC
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