

\$514,000 - 2309 Canal Drive, Niceville

MLS® #1006932

\$514,000

4 Bedroom, 3.00 Bathroom, 2,264 sqft

Detached Single Family on 0.51 Acres

EDGEWATER VILLAGE, Niceville, FL

Nestled on a spacious double lot of just over half an acre, this BEAUTIFULLY UPDATED split-level POOL home offers 4 bedrooms, 3 bathrooms, and an attached 2-car garage.

The main floor offers an open floor plan featuring an updated kitchen with a large island, breakfast bar, stainless steel appliances, and abundant countertop space, flowing seamlessly into the dining and living areas, highlighted by a cozy wood-burning fireplace.

Upstairs, the primary suite features a walk-in closet and private en-suite bathroom, while three additional bedrooms and a full bathroom with a double vanity complete the upper level.

The lower level includes a spacious den and full bathroom, offering flexible space for a family room, home office, or playroom.

Enjoy the backyard retreat with a SPARKLING IN-GROUND POOL and plenty of space to relax or entertain.

Recent updates include newer windows and exterior doors (except one picture window in the living room), newer vinyl siding, two newer HVAC systems (2019), and a new hurricane rated garage door and opener (2024).

Centrally located in Niceville with easy commute to local military bases, shopping,



restaurants, and the sugar-white beaches and emerald waters of Destin.

Built in 1973

Essential Information

MLS® #	1006932
Sold Price	\$514,000
List Price	\$550,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,264
Acres	0.51
Year Built	1973
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Split Level
Status	Sold

Community Information

Address	2309 Canal Drive
Area	13 - Niceville
Subdivision	EDGEWATER VILLAGE
City	Niceville
County	Okaloosa
State	FL
Zip Code	32578

Amenities

Utilities	Electric, Phone, Public Sewer, Public Water, TV Cable
Parking	Garage
# of Garages	2
Has Pool	Yes
Pool	In Ground

Interior

Interior Features	Beamed Ceilings, Fireplace, Kitchen Island, Washer/Dryer Hookup
Appliances	Dishwasher, Range Hood

Heating	Central
Cooling	Central Air, Ceiling Fan(s)
# of Stories	3

Exterior

Exterior Features	Private Yard, Pool - Vinyl Liner, Sprinkler System
Lot Description	Interior Lot
Windows	Window Treatments
Roof	Shingle
Construction	Siding Brick Some, Siding Vinyl, Trim Vinyl

School Information

Elementary	Plew
Middle	Ruckel
High	Niceville

Additional Information

Days on Website	72
Zoning	City, Resid Single Family

Listing Details

Listing Office	Sound Choice Real Estate LLC
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