

## **\$499,900 - 440 Mission Beach, Rural Leduc County**

MLS® #E4421983

**\$499,900**

3 Bedroom, 2.00 Bathroom, 1,390 sqft

Rural on 0.15 Acres

Mission Beach, Rural Leduc County, AB

Looking for a lake property? Looking for a private sandy beach? Then you'll love this secluded property with nearly 1400 sq.ft. of fully developed Linwood Gambrel home with reversed floor plan. View and privacy from the top floor & cool bedrooms on the main floor! Enjoy cedar vaulted ceilings plus cedar accents throughout, a tankless energy efficient water heater, an abundance of windows for air flow and great views of the rippling waters of Pigeon Lake, a fresh air energy efficient fireplace & large front and rear raised decks. This home offers three bedrooms & two baths. Single heated garage & a 12'x12' two door equipment shed on skids. A short distance away is Mission Beach Day Park, beach & roped off swim area. Close to amenities & many year-round activities. Great for a primary residence, recreational or investment. Extras include 2 frost free outdoor taps, 1500 gallon holding tank, external generator plug in, newer rain gutters on house & garage & great insulation! Concrete floor in 4â€™™ crawl space.

Built in 1983

### **Essential Information**

MLS® # E4421983

Price \$499,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,390
Acres	0.15
Year Built	1983
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	440 Mission Beach
Area	Rural Leduc County
Subdivision	Mission Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Deck, Hot Water Tankless, Lake Privileges, No Smoking Home, Vaulted Ceiling
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### **Interior**

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior	Wood
Exterior Features	Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Playground Nearby, Shopping Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 57

Zoning Zone 95

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