

## \$479,000 - 90 47263 Hwy 771, Rural Leduc County

MLS® #E4430638

**\$479,000**

2 Bedroom, 1.00 Bathroom, 979 sqft

Rural on 0.24 Acres

Gilwood Beach, Rural Leduc County, AB

Welcome to Gilwood beach the hidden gem of Pigeon Lake! Enjoy Lake front living with Lot size of .24 acre (50' Wide X 216' Deep) Breathtaking Cottage with open beam Vaulted ceilings showcasing the character and charm. Wood Burning gas fire place, Galley kitchen, 2 bdrms on the main floor, 4 pce bath, and a bright open loft with a Balcony looking over the lake and 2 addition built in Beds!!! Notable Updated include lighting, Flooring, Windows, outdoor shower, Loft has been completely renovated and a new deck addition! Water quality and depth is outstanding. The entire yard has been cleared and professionally landscaped. 4 season cabin with natural gas (Forced air) Gilwood Beach is a tranquil neighborhood that will provide memories for years to come. Dont wait to start making memories at the lake!

Built in 1972

### Essential Information

MLS® #	E4430638
Price	\$479,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	979
Acres	0.24



Year Built	1972
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	90 47263 Hwy 771
Area	Rural Leduc County
Subdivision	Gilwood Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Deck, Gazebo, Open Beam, Vaulted Ceiling
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake View, Landscaped, Private Setting
Construction	Wood
Foundation	Grade Beam

### Additional Information

Date Listed	April 12th, 2025
Days on Market	3
Zoning	Zone 90

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