

\$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

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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 43

Zoning Zone 95

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