

# **\$449,800 - 80 47436 Rge Road 15, Rural Leduc County**

MLS® #E4426474

**\$449,800**

3 Bedroom, 1.50 Bathroom, 1,198 sqft

Rural on 0.17 Acres

Mission Beach, Rural Leduc County, AB

The world today needs more of life just sitting at the lake and chilling out. Here is an excellent entry into lake life at Pigeon Lake. This 3 bedroom, year round home is a good place to unwind. The south facing bungalow with wonderful lake views has been updated and is ready for you to start enjoying now. Upgrades over the past several years include flooring, furnace, hot water tank, plumbing, fixtures, and decking. There are two bathrooms, a large kitchen and a living room/dining room with floor to ceiling windows and a wood burning fireplace with newer wood burning insert. The massive triple tandem garage (34x15 on one side, single garage on other) is perfect to fit all your boat toys. The garage has a 10' high door perfect for your mother in law to park her little trailer inside!! The view is spectacular, the lake front is ready for your dock and the kiddies playground is just a block away. One of the best values at Pigeon Lake.

Built in 1960

## **Essential Information**

MLS® #	E4426474
Price	\$449,800
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,198
Acres	0.17
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	80 47436 Rge Road 15
Area	Rural Leduc County
Subdivision	Mission Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	No Smoking Home
Parking Spaces	5

### **Interior**

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Lake Access Property, Lake View, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 19th, 2025
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Days on Market 42

Zoning Zone 95

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