# \$799,702 - 31 Lakeshore Drive, Rural Leduc County

MLS® #E4445808

#### \$799,702

3 Bedroom, 2.00 Bathroom, 1,408 sqft Rural on 0.17 Acres

Sundance Beach, Rural Leduc County, AB

LAKE LIFE AT ITS FINEST....SO MANY UPGRADES OVER THE YEARS....YOU HAVE TO SEE THE GARAGE/PARTY ROOM/ GUEST CABIN!(30 x 28 feet!!!) ...AMAZING VILLAGE/ COMMUNITY CENTRE....ARGUABLY THE BEST WATER ON THE LAKE....~!WELCOME HOME!~ I could go on for days how good the setting & VIBE is. The Front of the cabin is wrapped in glass, perfect kitchen for entertaining and being part of the action, adjoining living room has a classic wood burning fireplace one of the only pieces that still remain from the original cabin) that all over looks the hot tub, perfect south facing deck & your private oasis on the water. 2 bedrooms in the main house, perfect primary bedroom with great 2nd bunk room! An addition added in 2002 with basement for mechanical and perfect storage too, OUT BACK IS THE MEGA GARAGE!. This is where the toys sleep, ping pong tourneys happen, friends gather & more. infloor heated, has a guest suite above, full kitchen, bathroom gas fireplace to cozy up & more.. oh and the water front SPEAKS FOR ITSELF..







Built in 2002

#### **Essential Information**

MLS®#

E4445808

Price \$799,702

Bedrooms 3 Bathrooms 2.00

Full Baths 2

Square Footage 1,408

Acres 0.17 Year Built 2002

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 31 Lakeshore Drive
Area Rural Leduc County

Subdivision Sundance Beach

City Rural Leduc County

County ALBERTA

Province AB

Postal Code T0C 2P0

#### **Amenities**

Features Deck, Lake Privileges

#### Interior

Heating Forced Air-1, In Floor Heat System, Natural Gas

Fireplace Yes

Stories 2

Has Basement Yes

Basement Partial, Unfinished

### **Exterior**

Exterior Wood

Exterior Features Back Lane, Beach Access, Flat Site, Golf Nearby, Lake Access

Property, Lake View, Landscaped

Construction Wood

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 4th, 2025

Days on Market 117

Zoning Zone 95

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