

# \$799,999 - 59 Beach Ave, Rural Leduc County

MLS® #E4450202

## \$799,999

2 Bedroom, 1.00 Bathroom, 1,054 sqft  
Rural on 0.38 Acres

Itaska Beach, Rural Leduc County, AB

This Beautiful Lakefront property is situated on an oversized lot (50.5M x 30.48M) with extra beach front. The Main Cabin provides views of the lake throughout and measures 1053.61sq/ft. The floor plan includes two bedrooms, a large living/dining room, a functional kitchen, and bathroom. The Guest Cabin Measures 592.01sq/ft and is made up of a living room, bedroom, kitchen, bathroom, and an attached garage with laundry inside. Also on the property is tool shed with power, two more storage sheds, and a gorgeous fire pit area over looking the lake. This spacious lake property is kept private with mature trees throughout its entirety right down to the sand beach.

Built in 1950

### Essential Information

MLS® #	E4450202
Price	\$799,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,054
Acres	0.38
Year Built	1950
Type	Rural



Sub-Type	Cottage
Style	Bungalow
Status	Active

### Community Information

Address	59 Beach Ave
Area	Rural Leduc County
Subdivision	Itaska Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Off Street Parking, Fire Pit, Parking-Extra, See Remarks
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### Interior

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

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Level Land, Playground Nearby, Recreation Use, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Concrete Perimeter, See Remarks

### Additional Information

Date Listed	July 29th, 2025
Days on Market	3
Zoning	Zone 95

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Listing information last updated on August 1st, 2025 at 4:32am MDT