# \$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

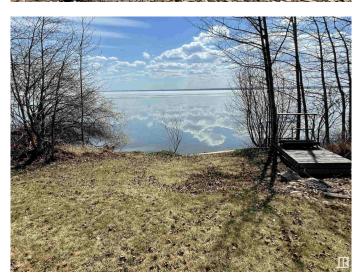
## **Essential Information**

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

Days on Market 45

Zoning Zone 95

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