

## \$219,854 - B17 Johnsonia Beach, Rural Leduc County

MLS® #E4434096

**\$219,854**

2 Bedroom, 1.00 Bathroom, 960 sqft

Rural on 0.20 Acres

Golden Days, Rural Leduc County, AB

Want a place at the lake for your family? at a reasonable price point ?? Here it is !! Second row at Johnsonia Beach, 3 doors down from the boat launch. Located on a large lot, 960 sq ft cabin, 2 bedrooms, 1 full bath, Hardie board siding , new shingles, windows replaced and more. Full utilities, Municipal sewer, drilled well, power and gas. Note there is no furnace, home is heated with 2 gas fire places. Short walk to playground, 5 minute to corner store where you will find the items you forgot, gas and great pizza.

Built in 1958

### Essential Information

MLS® #	E4434096
Price	\$219,854
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.20
Year Built	1958
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	B17 Johnsonia Beach
Area	Rural Leduc County
Subdivision	Golden Days
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Deck, Fire Pit, See Remarks
Parking Spaces	5

### **Interior**

Heating	See Remarks, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Landscaped, Level Land, Park/Reserve, Playground Nearby, Recreation Use
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	3
Zoning	Zone 95

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Listing information last updated on May 5th, 2025 at 8:02pm MDT