

Courtesy Of Dale B Thronsdon Of RE/MAX Elite

# \$299,800 - 4020 47436 Rge Road 15, Rural Leduc County

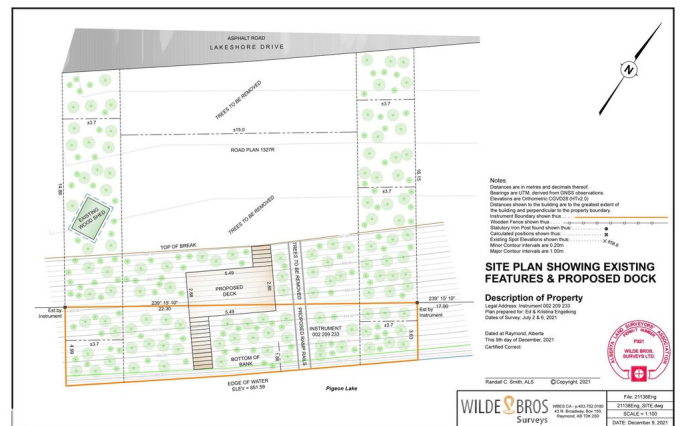
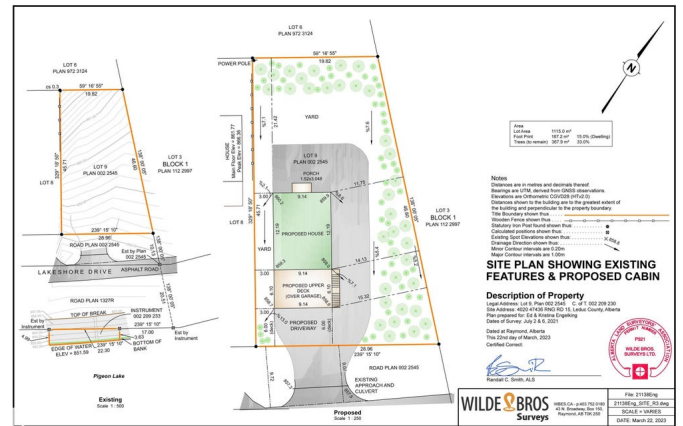
MLS® #E4452464

**\$299,800**

0 Bedroom, 0.00 Bathroom,  
Rural on 0.28 Acres

Mission Beach, Rural Leduc County, AB

LAKE FRONT LOT AT MISSION BEACH. Incredible views of Pigeon Lake! Huge undeveloped south facing lot with 73ft of registered lakefront access. Last lot in a 3 lot subdivision. Electricity and gas service to the property line. Lot area (excluding lakefront area) is 12526 sqft. Trapezoidal shape with 95' frontage and 152' depth. Located in a "no exit" area of Mission beach, there is little to no traffic. Trees have been cleared on lot as well as shoreline section, is ready for construction, and has amazing views in every season. This property is an excellent place for your extended holiday at the lake and has room for additional parking at the front and/or the rear for trailers, boats, RVs. Rundles Mission is within walking distance and has accommodations for extended family. Utilities are to property line and can be located where you desire depending on your development plans. The shoreline area is privately owned(not by the county) and is for your private use exclusively.



Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4452464  |
| Price  | \$299,800 |

|            |                 |
|------------|-----------------|
| Lease Rate | \$29            |
| Bathrooms  | 0.00            |
| Acres      | 0.28            |
| Year Built | 2023            |
| Type       | Rural           |
| Sub-Type   | Vacant Lot/Land |
| Status     | Active          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 4020 47436 Rge Road 15 |
| Area        | Rural Leduc County     |
| Subdivision | Mission Beach          |
| City        | Rural Leduc County     |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T0C 2P0                |

### Exterior

Exterior Features    Lake Access Property, Lake View, Private Setting, Waterfront Property

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 86                |
| Zoning         | Zone 95           |

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Listing information last updated on November 4th, 2025 at 11:17pm MST