

\$499,900 - 440 Mission Beach, Rural Leduc County

MLS® #E4421983

\$499,900

3 Bedroom, 2.00 Bathroom, 1,390 sqft

Rural on 0.15 Acres

Mission Beach, Rural Leduc County, AB

Looking for a lake property? Looking for a private sandy beach? Then you'll love this secluded property with nearly 1400 sq.ft. of fully developed Linwood Gambrel home with reversed floor plan. View and privacy from the top floor & cool bedrooms on the main floor! Enjoy cedar vaulted ceilings plus cedar accents throughout, a tankless energy efficient water heater, an abundance of windows for air flow and great views of the rippling waters of Pigeon Lake, a fresh air energy efficient fireplace & large front and rear raised decks. This home offers three bedrooms & two baths. Single heated garage & a 12'x12' two door equipment shed on skids. A short distance away is Mission Beach Day Park, beach & roped off swim area. Close to amenities & many year-round activities. Great for a primary residence, recreational or investment. Extras include 2 frost free outdoor taps, 1500 gallon holding tank, external generator plug in, newer rain gutters on house & garage & great insulation! Concrete floor in 4â€™™ crawl space.

Built in 1983

Essential Information

MLS® # E4421983

Price \$499,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,390 |
| Acres | 0.15 |
| Year Built | 1983 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 440 Mission Beach |
| Area | Rural Leduc County |
| Subdivision | Mission Beach |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 2P0 |

Amenities

| | |
|----------|---|
| Features | Deck, Hot Water Tankless, Lake Privileges, No Smoking Home, Vaulted Ceiling |
|----------|---|

Interior

| | |
|--------------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Stories | 2 |
| Has Basement | Yes |
| Basement | See Remarks |

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Boating, Flat Site, Golf Nearby, Lake Access Property, Lake View, Playground Nearby, Shopping Nearby, Waterfront Property |
| Construction | Wood |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed February 19th, 2025

Days on Market 42

Zoning Zone 95

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Listing information last updated on April 1st, 2025 at 9:31pm MDT