

\$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 16

Zoning Zone 95

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Listing information last updated on April 4th, 2025 at 7:17am MDT