

\$575,000 - 440 Mission Beach, Rural Leduc County

MLS® #canada_1041

\$575,000

3 Bedroom, 2.00 Bathroom, 1,390 sqft

Rural on 0.15 acres Acres

Mission Beach, Rural Leduc County, Alberta

Don't miss out on the chance to own this lakefront gem! Boasting almost 1400 sq ft, this home exudes pride of ownership. Entering through the rear upper deck, find yourself in a bright, open space with cedar vaulted ceilings. The kitchen features an extended eating countertop, ample cupboards and breakfast nook. Bright living room with large windows, patio doors to the front upper deck and a energy efficient fresh air wood fireplace. A 3 pce bath and laundry completes this upper level. The ground level has a large bright primary bedroom with large south facing windows and patio doors to the lower deck. The in-floor hot tub adds a unique touch to this getaway! Two additional bedrooms and 4 pce bath finish off the lower floor. A single heated garage and 12'X12' shed. Lake access has a beautiful sandy beach. A short distance away is a Mission Beach day park, beach and roped off swim area. Close to amenities and many year round activities. Great for a primary residence, recreational or investment property.

Built in 1983

Essential Information

MLS® #	canada_1041
Price	\$575,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,390



Acres	0.15 acres
Year Built	1983
Type	Rural
Status	Active

Community Information

Address	440 Mission Beach
Subdivision	Mission Beach
City	Rural Leduc County
Province	Alberta
Zip Code	T0C 2P0

Amenities

Features	Crawl Space, Hot Tub, Tankless Hot Water, Lake Privileges, No Smoking Home, Open Beam
# of Garages	1

Additional Information

Date Listed	April 2nd, 2023
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