

## \$399,000 - B14 Beach Avenue, Rural Leduc County

MLS® #E4442709

**\$399,000**

2 Bedroom, 1.00 Bathroom, 900 sqft

Rural on 0.17 Acres

Golden Days, Rural Leduc County, AB

A must have! Gorgeous second row (right across from lakefront) 2 bedroom year round cabin at one of Pigeon Lakes nicest communities in Golden Days Beach. Very nice quality built home just steps to your shared lake access. Beautiful gas fireplace feature, sturdy wood laminate flooring, vaulted ceilings, on demand hot water, composite siding, on municipal sewer, awesome wrap-around decks, (front-32'x8.5', rear-32'x10', side-34'x7'), awesome yard with excellent fire-patio with privacy, ICF built 5' crawl space. One owner meticulously cared for home. Very open & bright. All indoor furniture is included- also wall mount TV, as well as all outdoor furniture (mostly good quality wicker). And storage shed.

Built in 2004

### Essential Information

MLS® #	E4442709
Price	\$399,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	900
Acres	0.17
Year Built	2004



Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	B14 Beach Avenue
Area	Rural Leduc County
Subdivision	Golden Days
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Crawl Space, Deck, Fire Pit, Hot Water Tankless, Lake Privileges, No Animal Home, No Smoking Home, Racquet Courts, Vaulted Ceiling, Vinyl Windows
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### Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Beach Access, Boating, Golf Nearby, Lake Access Property, Low Maintenance Landscape, No Back Lane, No Through Road, Playground Nearby, Recreation Use, Schools, Shopping Nearby
Lot Description	50â€™™x150â€™™
Construction	Wood
Foundation	Insulated Concrete Form

### Additional Information

Date Listed	June 17th, 2025
Days on Market	1
Zoning	Zone 95

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