

# **\$305,167 - 47436 Rr 15 Mission Beach, Rural Leduc County**

MLS® #E4426102

**\$305,167**

2 Bedroom, 1.00 Bathroom, 884 sqft

Rural on 0.17 Acres

Mission Beach, Rural Leduc County, AB

Year round lake home for those who like the outdoors. Just one block from the lake and play ground. Large south facing deck letâ€™s you view quiet nature facing a nicely treed area. Freshly renovated interior is a perfect blend of modern yet rustic. LVN flooring, unique light fixtures, new kitchen cabinets, subway tiles, silgranit sink, barn door and very nicely detailed bathroom. Huge windows that let in lots of sunlight with beautiful views. There is a master bedroom plus a second bedroom perfect for bunk beds. There is also a washer & dryer. The backyard is perfect for privacy, a firepit, outdoor games with a green space behind. Newer windows, shingles (2015), new well and jet pump, and a new septic as well as a newer furnace.

Built in 1962

## **Essential Information**

MLS® #	E4426102
Price	\$305,167
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	884
Acres	0.17



Year Built	1962
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	47436 Rr 15 Mission Beach
Area	Rural Leduc County
Subdivision	Mission Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Crawl Space, Deck
Parking Spaces	4

### Interior

Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Flat Site, Golf Nearby, Lake Access Property, Low Maintenance Landscape, No Back Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Recreation Use, Schools, Shopping Nearby
Construction	Wood
Foundation	Block

### Additional Information

Date Listed	March 17th, 2025
Days on Market	40
Zoning	Zone 95

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