

# \$650,000 - A 47 Johnsonia Beach, Rural Leduc County

MLS® #E4446543

**\$650,000**

2 Bedroom, 1.50 Bathroom, 985 sqft  
Rural on 0.58 Acres

Golden Days, Rural Leduc County, AB

Charming Waterfront Cabin with Renovations. Discover the allure of waterfront living with this charming cabin at A 47 Johnsonia Beach. Nestled on a serene and picturesque lot, this property offers a tranquil retreat away from the hustle and bustle of everyday life. Boasting recent renovations, this cozy cabin presents a delightful blend of modern comfort and rustic charm. With 2 bedrooms and 1.5 bathrooms, this cabin provides ample space for relaxation and rejuvenation. The interior features tasteful updates, showcasing a seamless fusion of contemporary finishes and traditional elements. Natural light floods the living spaces, creating an inviting ambiance for residents and guests alike. In addition to the main cabin, a guest cabin is included. This additional space offers great potential for accommodating visitors or creating a private studio or office. The large south facing deck will let you enjoy sunny days and evening sunsets.

Built in 1980

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4446543  |
| Price     | \$650,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 985                    |
| Acres          | 0.58                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | A 47 Johnsonia Beach |
| Area        | Rural Leduc County   |
| Subdivision | Golden Days          |
| City        | Rural Leduc County   |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T0C 2P0              |

### **Amenities**

|          |                       |
|----------|-----------------------|
| Features | Crawl Space, Fire Pit |
|----------|-----------------------|

### **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 | Backs Onto Lake, Beach Access, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Recreation Use, Waterfront Property |
| Construction      | Wood                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                              |

### **Additional Information**

Date Listed July 8th, 2025

Days on Market 40

Zoning Zone 95

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