

## \$585,000 - 33 Lakeshore Drive, Rural Leduc County

MLS® #E4435133

**\$585,000**

3 Bedroom, 1.50 Bathroom, 1,343 sqft

Rural on 0.17 Acres

Sundance Beach, Rural Leduc County, AB

Welcome to your perfect lake property at Pigeon Lake! This beautifully maintained 2-storey LAKEFRONT home offers 1,342 sq ft of comfortable living space with stunning lake views. Featuring 3 bedrooms, 2 2-piece baths, and a cozy family room complete with a fireplace—perfect for chilly weather. Enjoy the huge balcony for relaxing with your morning coffee, and unwind in the sauna on the main floor—your own private retreat. Renovated and rebuilt with full permits in 2000, this home also boasts recent upgrades including a new furnace and water heater (2024). A drilled well and a 2,000-gallon holding tank provide added convenience. There's also a detached double garage offering ample space for vehicles, tools, or lake gear. Just steps from the water, this property makes it easy to enjoy a wide range of lake activities like swimming, boating, and paddleboarding. Whether you're looking for a year-round residence or a weekend escape, this charming lakeview property truly has it all!

Built in 1970

### Essential Information

MLS® # E4435133

Price \$585,000

Bedrooms 3



Bathrooms	1.50
Half Baths	3
Square Footage	1,343
Acres	0.17
Year Built	1970
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	33 Lakeshore Drive
Area	Rural Leduc County
Subdivision	Sundance Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	No Smoking Home, Sauna; Swirlpool; Steam
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	See Remarks

### Exterior

Exterior	Wood
Exterior Features	Lake Access Property, Landscaped, Playground Nearby, Treed Lot, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 8th, 2025
Days on Market	2

## Zoning

## Zone 95

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Listing information last updated on May 10th, 2025 at 8:02am MDT