

\$1,100,000 - A 47257 Hwy 771, Rural Leduc County

MLS® #E4436463

\$1,100,000

7 Bedroom, 3.00 Bathroom, 1,988 sqft

Rural on 0.49 Acres

None, Rural Leduc County, AB

Discover this stunning 7 bedroom waterfront home on Pigeon Lake with almost 3500 sft of developed living space! Only 1 hour from the city this four season home is perfect for families, entertainers, outdoor lovers, and Airbnb hosts alike. The bright main floor features an A-frame living room, cozy wood-burning fireplace open to your dining and well-appointed kitchen - all with Bose sound system. Step out onto your screened-in room, soak in the hot tub, or host gatherings on the expansive patio. The beautiful private primary suite features lake views, an ensuite, and walk-in closet. Main floor laundry, two additional bedrooms, a full bathroom and family theatre room complete the main floor. The fully finished basement adds four more bedrooms, a full bath, room for multiple families to stay, all with their own space! The detached shop features a work area, 2 single bays great for storing all your toys and a whole home back up generator! Donâ€™t miss this rare opportunity to own a piece of lakefront paradise!

Built in 2001

Essential Information

MLS® #	E4436463
Price	\$1,100,000



Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,988
Acres	0.49
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	A 47257 Hwy 771
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2V0

Amenities

Features	Off Street Parking, Ceiling 10 ft., Crawl Space, Deck, Detectors Smoke, Hot Tub, Lake Privileges, No Smoking Home, Patio, See Remarks
Parking Spaces	8

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Concrete
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby
Construction	Concrete

Foundation Concrete Perimeter

Additional Information

Date Listed May 14th, 2025

Days on Market 6

Zoning Zone 90

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