

# **\$267,712 - 1270 47436 Rr 15 Mission Beach, Rural Leduc County**

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MLS® #E4426102

**\$267,712**

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          | \$267,712 |
| 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     | 1270 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 | 166              |
| Zoning         | Zone 95          |

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