

## \$459,000 - 1040 Mitchell Beach, Rural Leduc County

MLS® #E4449979

**\$459,000**

2 Bedroom, 1.00 Bathroom, 761 sqft

Rural on 0.53 Acres

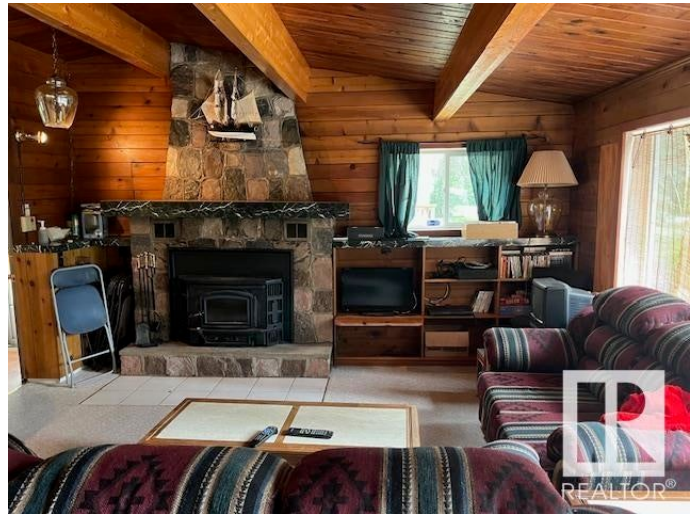
Mitchell Beach, Rural Leduc County, AB

Awesome Pan-Abode home that the previous owner insulated & sided for year round living. Beautiful pan-abode interior with warm fireplace for extreme comfort. Attached 198 Sq.ft. screened in porch, with attached 294 Sq.ft. bunk house for the guests or the kids. Very large front deck to enjoy the views. Two single garages 12x24 and 16x24. This beautiful landscaped/treed yard is the perfect setting for unwinding. Lots of room for holiday trailer parking for guests as the home is on a double lot, Just steps to the shared water front area for water sports, piers or a boat. ALSO the lot right in front is also for sale for only \$149,000.

Built in 1960

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449979               |
| Price          | \$459,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 761                    |
| Acres          | 0.53                   |
| Year Built     | 1960                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1040 Mitchell Beach |
| Area        | Rural Leduc County  |
| Subdivision | Mitchell Beach      |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 2P0             |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Features       | Off Street Parking, Crawl Space, Deck, Fire Pit, Lake Privileges, No Animal Home, No Smoking Home, Open Beam, R.V. Storage |
| Parking Spaces | 6                                                                                                                          |

### Interior

|              |                       |
|--------------|-----------------------|
| Heating      | Forced Air-1, Propane |
| Stories      | 1                     |
| Has Basement | Yes                   |
| Basement     | None, No Basement     |

### Exterior

|                   |                                                                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Log                                                                                                                                                                               |
| Exterior Features | Airport Nearby, Beach Access, Boating, Golf Nearby, Lake Access Property, Low Maintenance Landscape, No Through Road, Playground Nearby, Private Setting, Recreation Use, Schools |
| Construction      | Log                                                                                                                                                                               |
| Foundation        | Wood                                                                                                                                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 30              |
| Zoning         | Zone 95         |

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Listing information last updated on August 25th, 2025 at 3:33pm MDT