

## \$439,000 - 760 Mission Beach, Rural Leduc County

MLS® #E4447312

**\$439,000**

2 Bedroom, 1.00 Bathroom, 1,180 sqft

Rural on 0.17 Acres

Mission Beach, Rural Leduc County, AB

If you thought owning a lakefront property wasn't possible, this could be for you. 1180 sq ft 3 season cabin, has 2 bedrooms, 1 full bath, large living room and dining area, brick faced fireplace, and huge windows offering stunning lake views. The original cabin was built in 1950, and an addition was added onto the back in 2002. The oversize double detached garage was built in 2012. Part of the addition is a large family room, so if more bedroom space is needed, this area could be used. The cabin has been very nicely upgraded with newer kitchen, flooring, bathroom pressure tank and the shingles replaced in 2020. This property has been very well maintained and is ready for a new family to enjoy many years of lakefront living.

Built in 1950

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447312  |
| Price          | \$439,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,180     |
| Acres          | 0.17      |
| Year Built     | 1950      |



|          |                        |
|----------|------------------------|
| Type     | Rural                  |
| Sub-Type | Detached Single Family |
| Style    | Bungalow               |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 760 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 |
|----------|-------------------|

### Interior

|              |                     |
|--------------|---------------------|
| Heating      | Baseboard, Electric |
| Stories      | 1                   |
| Has Basement | Yes                 |
| Basement     | None, No Basement   |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                   |
| Exterior Features | Beach Access, Boating, Flat Site, Lake Access Property, Lake View, Landscaped, Playground Nearby, Shopping Nearby, Waterfront Property |
| Construction      | Wood                                                                                                                                   |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 95         |

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Listing information last updated on September 2nd, 2025 at 6:32am MDT