

\$349,900 - 1230 47422 Rge Road 14, Rural Leduc County

MLS® #E4438017

\$349,900

3 Bedroom, 1.00 Bathroom, 1,103 sqft

Rural on 0.50 Acres

Sundance Beach, Rural Leduc County, AB

Charming Bungalow in Sundance Village at Pigeon Lake. Nestled on a serene half-acre lot in a quiet cul-de-sac, this beautiful 1,100 sq. ft. bungalow offers the perfect blend of comfort, space and privacy. Surrounded by mature trees, the setting provides a peaceful retreat just minutes from the lake. This cozy home features 3 spacious bedrooms, a 4-piece bathroom, and a large living room complete with a wood stove, perfect for those cozy nights in. The country-style kitchen opens onto a lovely back deck, ideal for enjoying morning coffee or evening sunsets. Additional highlights include a welcoming front deck, a separate bunkhouse perfect for hosting guests or extended family, and ample room to park RVs or extra vehicles, a great bonus for outdoor enthusiasts or visitors. Whether you're seeking a year-round residence or a weekend getaway, this property offers rustic charm and modern convenience in one delightful package.

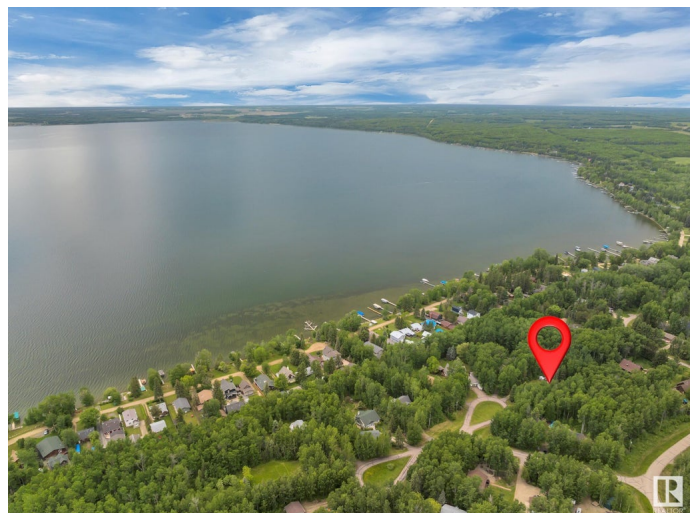
Built in 1985

Essential Information

MLS® # E4438017

Price \$349,900

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	1,103
Acres	0.50
Year Built	1985
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	1230 47422 Rge Road 14
Area	Rural Leduc County
Subdivision	Sundance Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Deck, Lake Privileges, R.V. Storage
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Interior

Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, See Remarks

Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Boating, Cul-De-Sac, Landscaped, Playground Nearby, Private Setting, Recreation Use, Schools, See Remarks
Construction	Wood
Foundation	Grade Beam

Additional Information

Date Listed	May 22nd, 2025
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Days on Market 2

Zoning Zone 95

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Listing information last updated on May 24th, 2025 at 12:47pm MDT