

# **\$965,000 - 110,2001 Twp474 Mitchell Beach, Rural Leduc County**

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MLS® #E4452356

**\$965,000**

4 Bedroom, 2.50 Bathroom, 1,671 sqft

Rural on 0.27 Acres

Mitchell Beach, Rural Leduc County, AB

Absolutely stunning lakefront home on Mitchell Beach at Pigeon Lake is located on a 66x180 lot that has a boat house, storage sheds, oversized & heated double detached garage and covered decks both front and back. Inside this beautiful home there are 4 bedrooms, 3 bathrooms, open kitchen and dining room, massive living room with a wood burning fireplace and a spacious master bedroom with a full ensuite. Downstairs, there are 3 more bedrooms, a 3 pce bathroom, huge family room with a 2nd wood burning fireplace, a games room, wet bar and access to the sunroom. Clay tile roof, stucco exterior, hardwood and ceramic flooring through out makes this fine property very low maintenance. Exceptional construction and quality finishing is evident from the moment you enter this amazing property!

Built in 1999

## **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4452356  |
| Price      | \$965,000 |
| Lease Rate | \$20      |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,671                  |
| Acres          | 0.27                   |
| Year Built     | 1999                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 110,2001 Twp474 Mitchell Beach |
| Area        | Rural Leduc County             |
| Subdivision | Mitchell Beach                 |
| City        | Rural Leduc County             |
| County      | ALBERTA                        |
| Province    | AB                             |
| Postal Code | T0C 2P0                        |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Features       | Deck, Detectors Smoke, Exterior Walls- 2"x6", Fire Pit |
| Parking Spaces | 2                                                      |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | In Floor Heat System, Natural Gas |
| Fireplace         | Yes                               |
| Stories           | 2                                 |
| Has Basement      | Yes                               |
| Basement          | Full, Finished                    |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior          | Steel                                                                                                      |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Golf Nearby, Hillside, Lake Access Property, Lake View, Landscaped |
| Construction      | Steel                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                         |

### Additional Information

Date Listed August 8th, 2025

Days on Market 59

Zoning Zone 95

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Listing information last updated on October 6th, 2025 at 3:02pm MDT