

## \$259,000 - B15 Beach Avenue, Rural Leduc County

MLS® #E4442714

**\$259,000**

3 Bedroom, 1.00 Bathroom, 834 sqft

Rural on 0.17 Acres

Golden Days, Rural Leduc County, AB

Charming lakeside escape at B15 Beach Avenue, Johnsonia Be. Your perfect summer retreat awaits. Nestled in the heart of Johnsonia Be. just steps to the water & boat launch, this beautifully updated 3 bedroom, 1 bath cottage is everything you've been dreaming of and more. Bright & thoughtfully refreshed, this 3 season getaway features new laminate flooring, fresh paint and cozy wood stove (WETT Inspected) for those cooler evenings. The spacious layout includes a modern walk-in shower, newer hot water and pressure tank, updated shingles & multiple sun-soaked decks plus a screened in porch-perfect for morning coffee or evening wine with friends. A sea can bunkhouse sleeps up to six, offering fun and functional space for kids, guests or a creative retreat. The fenced and landscaped 50'x150' lot offers privacy, tons of room to entertain, expand or build your dream garage, all with 100 amp service and gas already for hookup. Connected to sewer. This turnkey property includes furniture.

Built in 1960

### Essential Information

MLS® # E4442714

Price \$259,000

Bedrooms 3



Bathrooms	1.00
Full Baths	1
Square Footage	834
Acres	0.17
Year Built	1960
Type	Rural
Sub-Type	Cottage
Style	Bungalow
Status	Active

### **Community Information**

Address	B15 Beach Avenue
Area	Rural Leduc County
Subdivision	Golden Days
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Deck, Fire Pit, R.V. Storage, Racquet Courts
Parking Spaces	6

### **Interior**

Heating	Wood Stove, Electric, Wood
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Beach Access, Boating, Corner Lot, Golf Nearby, Low Maintenance Landscape, No Back Lane, Playground Nearby, Recreation Use
Lot Description	F 15.25, D 45.75
Construction	Wood
Foundation	Block

### **Additional Information**

Date Listed June 17th, 2025

Days on Market 4

Zoning Zone 95

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Listing information last updated on June 21st, 2025 at 12:02am MDT