

\$995,000 - 61 Beach Ave, Rural Leduc County

MLS® #E4448644

\$995,000

4 Bedroom, 1.50 Bathroom, 1,522 sqft

Rural on 0.45 Acres

Itaska Beach, Rural Leduc County, AB

This Lake Front, Resort style property is situated on an Oversized Lot (28.939M X 63.356M). The first home on the property measures 1521 sq/ft with Four Bedrooms, Two Bathrooms, Kitchen, Living Room, and Sunroom/Dining Room. The Second Guest Home that measures 783 sq/ft has a Large Bedroom, Living Room, Kitchen, Dining, Laundry, and a 3 piece Bathroom. The 28' x 26' Double Detached Garage is Heated, has a Concrete floor, and Power. The 26' x 21' Boat garage right off the lake has a Concrete Floor, Power, and a Heater. Not to be forgotten is the Pickleball Court situated along the paved driveway. Several Decks overlooking the lake and make it great for hosting or relaxing. Beautifully landscaped with stone retaining walls, and mature trees throughout. This unique property with extra Lake frontage must be viewed in person to appreciate everything it holds!

Built in 1956

Essential Information

MLS® #	E4448644
Price	\$995,000
Bedrooms	4
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,522
Acres	0.45
Year Built	1956
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	61 Beach Ave
Area	Rural Leduc County
Subdivision	Itaska Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

Amenities

Features	Off Street Parking, Crawl Space, Deck, Parking-Extra, Racquet Courts, Sunroom, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
----------	---

Interior

Heating	Baseboard, Forced Air-1, Electric, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood
Exterior Features	Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Private Setting, Recreation Use, Treed Lot, Waterfront Property, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 18th, 2025
Days on Market	1

Zoning

Zone 95

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 19th, 2025 at 7:02am MDT