

## \$975,000 - A54 Johnsonia, Rural Leduc County

MLS® #E4445201

**\$975,000**

3 Bedroom, 2.00 Bathroom, 1,677 sqft

Rural on 0.26 Acres

Golden Days, Rural Leduc County, AB

LAKEFRONT Opportunity! This 1677 sq/ft home has a Double Attached Garage, Basement, and a Covered Composite Deck Overlooking the Lake! Inside the home the main floor is spacious and open hosting a Kitchen, Living room, and two Dining areas. Three bedrooms are situated on the main including the primary with its own walk-in closet and 4 piece Ensuite Bathroom. Another 4 piece bathroom and Laundry conclude the Main Level floor plan. The full basement is unfinished and ready to be taken in any direction you choose. Lots of mature trees on either side keep this lake property secluded, private, and beautiful. Landscaped with a firepit just steps from the lake providing a gorgeous view. Furniture can be included allowing you to move in and start enjoying life at the lake! Shingles were Replaced in 2022. Property on municipal sewer.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4445201  |
| Price          | \$975,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,677     |



|            |                        |
|------------|------------------------|
| Acres      | 0.26                   |
| Year Built | 2002                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Raised Bungalow        |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | A54 Johnsonia      |
| Area        | Rural Leduc County |
| Subdivision | Golden Days        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2C0            |

### Amenities

|          |   |
|----------|---|
| Features | Deck, Fire Pit, Parking-Extra, Vaulted Ceiling, See Remarks |
|----------|---|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Stories           | 1                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Lake, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Level Land, Playground Nearby, Treed Lot, See Remarks |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 95        |

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Listing information last updated on July 13th, 2025 at 4:47am MDT