

## \$799,702 - 31 Lakeshore Drive, Rural Leduc County

MLS® #E4445808

**\$799,702**

3 Bedroom, 2.00 Bathroom, 1,408 sqft

Rural on 0.17 Acres

Sundance Beach, Rural Leduc County, AB

LAKE LIFE AT ITS FINEST....SO MANY UPGRADES OVER THE YEARS....YOU HAVE TO SEE THE GARAGE/PARTY ROOM/ GUEST CABIN!(30 x 28 feet!!!) ...AMAZING VILLAGE/ COMMUNITY

CENTRE....ARGUABLY THE BEST WATER ON THE LAKE....~!WELCOME HOME!~ I could go on for days how good the setting & VIBE is. The Front of the cabin is wrapped in glass, perfect kitchen for entertaining and being part of the action, adjoining living room has a classic wood burning fireplace one of the only pieces that still remain from the original cabin) that all over looks the hot tub, perfect south facing deck & your private oasis on the water. 2 bedrooms in the main house, perfect primary bedroom with great 2nd bunk room! An addition added in 2002 with basement for mechanical and perfect storage too. OUT BACK IS THE MEGA GARAGE!. This is where the toys sleep, ping pong tourneys happen, friends gather & more. infloor heated, has a guest suite above, full kitchen, bathroom gas fireplace to cozy up & more.. oh and the water front SPEAKS FOR ITSELF..



Built in 2002

### Essential Information

MLS® #

E4445808

Price	\$799,702
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,408
Acres	0.17
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	31 Lakeshore Drive
Area	Rural Leduc County
Subdivision	Sundance Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Deck, Lake Privileges
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### Interior

Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Back Lane, Beach Access, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 4th, 2025

Days on Market 64

Zoning Zone 95

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Listing information last updated on September 6th, 2025 at 11:17am MDT