

\$459,000 - 1040 Mitchell Beach, Rural Leduc County

MLS® #E4449979

\$459,000

2 Bedroom, 1.00 Bathroom, 761 sqft

Rural on 0.53 Acres

Mitchell Beach, Rural Leduc County, AB

Awesome Pan-Abode home that the previous owner insulated & sided for year round living. Beautiful pan-abode interior with warm fireplace for extreme comfort. Attached 198 Sq.ft. screened in porch, with attached 294 Sq.ft. bunk house for the guests or the kids. Very large front deck to enjoy the views. Two single garages 12x24 and 16x24. This beautiful landscaped/treed yard is the perfect setting for unwinding. Lots of room for holiday trailer parking for guests as the home is on a double lot, Just steps to the shared water front area for water sports, piers or a boat. ALSO the lot right in front is also for sale for only \$149,000.

Built in 1960

Essential Information

MLS® #	E4449979
Price	\$459,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	761
Acres	0.53
Year Built	1960
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

Community Information

Address	1040 Mitchell Beach
Area	Rural Leduc County
Subdivision	Mitchell Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Off Street Parking, Crawl Space, Deck, Fire Pit, Lake Privileges, No Animal Home, No Smoking Home, Open Beam, R.V. Storage
Parking Spaces	6

Interior

Heating	Forced Air-1, Propane
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Log
Exterior Features	Airport Nearby, Beach Access, Boating, Golf Nearby, Lake Access Property, Low Maintenance Landscape, No Through Road, Playground Nearby, Private Setting, Recreation Use, Schools
Construction	Log
Foundation	Wood

Additional Information

Date Listed	July 26th, 2025
Days on Market	6
Zoning	Zone 95

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Listing information last updated on August 1st, 2025 at 4:47am MDT