

## \$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 |
|----------|-----------------------|

### 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 44

Zoning Zone 95

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Listing information last updated on August 17th, 2025 at 12:17pm MDT