

# \$585,000 - 33 Lakeshore Drive, Rural Leduc County

MLS® #E4435133

**\$585,000**

3 Bedroom, 1.50 Bathroom, 1,343 sqft  
Rural on 0.17 Acres

Sundance Beach, Rural Leduc County, AB

Welcome to your perfect lake property at Pigeon Lake! This beautifully maintained 2-storey LAKEFRONT home offers 1,342 sq ft of comfortable living space with stunning lake views. Featuring 3 bedrooms, 2 2-piece baths, and a cozy family room complete with a fireplace—perfect for chilly weather. Enjoy the huge balcony for relaxing with your morning coffee, and unwind in the sauna on the main floor—your own private retreat. Renovated and rebuilt with full permits in 2000, this home also boasts recent upgrades including a new furnace and water heater (2024). A drilled well and a 2,000-gallon holding tank provide added convenience. There’s also a detached double garage offering ample space for vehicles, tools, or lake gear. Just steps from the water, this property makes it easy to enjoy a wide range of lake activities like swimming, boating, and paddleboarding. Whether you're looking for a year-round residence or a weekend escape, this charming lakeview property truly has it all!

Built in 1970

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4435133  |
| Price    | \$585,000 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Half Baths     | 3                      |
| Square Footage | 1,343                  |
| Acres          | 0.17                   |
| Year Built     | 1970                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 33 Lakeshore Drive |
| Area        | Rural Leduc County |
| Subdivision | Sundance Beach     |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|          |  |
|----------|--|
| Features | No Smoking Home, Sauna; Swirlpool; Steam |
|----------|--|

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | See Remarks               |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Lake Access Property, Landscaped, Playground Nearby, Treed Lot, Waterfront Property |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 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 May 9th, 2025 at 8:17pm MDT