



## Rural Leduc County Alberta

\$779,500

LAKE FRONT!!! Discover the hidden gem of Mitchell Beach! Where opportunities like this are rare! Now available for the first time from the original owners, this exceptional waterfront property at 90 2001 Twp Rd 474 is truly something special. This stunning 1,655 sq walkout bungalow offers soaring vaulted ceilings, an open concept layout, and a beautifully designed chef's kitchen and gas fireplace. The spacious great room is flooded with natural light from massive lakeside windows. The main level includes 2 bedrooms and 2 bathrooms, while the massive unfinished basement with in floor heating, tall ceilings and multiple plumbing rough ins offers endless possibilities to customize your dream space. Step outside and enjoy not one, but two expansive decks overlooking the water. The property also features a boathouse and a double detached oversized garage. Whether you're searching for a weekend retreat or a full-time lakeside residence, this home has been thoughtfully designed with no detail overlooked. (id:6769)

Utility room 4.47 m X 4.1 m

Living room 4.86 m X 7.12 m

Dining room 4.59 m X 4.36 m

Kitchen 4.91 m X 5.25 m

Primary Bedroom 4.58 m X 4.15 m

Bedroom 2 3.5 m X 3.39 m

Laundry room Measurements not available

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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