



## Rural Leduc County Alberta

\$259,000

Charming lakeside escape at B15 Beach Avenue, Johnsonia Be. Your perfect summer retreat awaits. Nestled in the heart of Johnsonia Be. just steps to the water & boat launch, this beautifully updated 3 bedroom, 1 bath cottage is everything you've been dreaming of--and more. Bright &. Thoughtfully refreshed, this 3 season getaway features new laminate flooring, fresh paint and cozy wood stove (WETT Inspected) for those cooler evenings. The spacious layout includes a modern walk-in shower, newer hot water and pressure tank, updated shingles & mutiple sun-soaked decks plus a screened in porch- perfect for morning coffee or evening wine with friends. A sea can bunkhouse sleeps up to six, offering fun and functional space for kids, guests or a creative retreat. The fenced and landscaped 50'x150' lot offers privacy, tons of room to entertain, expand or build your dream garage, all with 100 amp service and gas already for hookup. Connected to sewer. This turnkey property includes furniture. (id:6769)

Living room 4.71 m X 4.71 m

Dining room 2.56 m X 3.53 m

Kitchen 2.56 m X 3.53 m

Primary Bedroom 3.82 m X 2.33 m

Bedroom 2 2.66 m X 2.33 m

Bedroom 3 2.33 m X 1.89 m

Listing Presented By:



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Royal LePage Gateway Realty

<http://www.royalpage.ca/barrieochrane>



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