



Rural Leduc County Alberta

\$614,000

Tucked away on a private, tree-lined half-acre in Johnsonia Beach, this cozy 1.5-storey home is just a 1-minute walk to the lake via a scenic greenbelt. With 3 bedrooms, 2.5 baths, and vaulted ceilings, it's the perfect year-round retreat. The open-concept living space features a wood-burning fireplace and a bright kitchen with a gas stove, huge island, and bay window overlooking the backyard. The main-floor primary has a 2-piece ensuite and separate vanity, plus there's a laundry room with an extra half-bath for added convenience. Upstairs includes two bedrooms, a loft, and a den—ideal for an office, kids' playroom, or creative space. Enjoy peaceful mornings on the covered front veranda or entertain on the large back deck with a firepit and tranquil forest views filled with wildlife. The triple detached garage includes an attached guest room—great for visitors, hobbies, or extra living space. Surrounded by trails and close to golf, shopping, dining, and year-round recreation at Pigeon Lake. (id:6769)

Living room Measurements not available x 6.08 m	Bedroom 2 Measurements not available x 3.94 m
Dining room Measurements not available x 3.05 m	Bedroom 3 Measurements not available x 4.6 m
Kitchen Measurements not available x 4.76 m	Office Measurements not available x 4.1 m
Primary Bedroom Measurements not available x 5.05 m	Loft Measurements not available x 3.39 m

Listing Presented By:



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Exp Realty



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