



47257 HWY 771 Rural Leduc County Alberta

\$1,089,000

Discover this stunning 7 bedroom, 3 full bathroom waterfront home on Pigeon Lake! Only 1 hour from the city this four season home features just about 3500sqft of developed space. It's perfect for families, entertainers, outdoor lovers, and Airbnb hosts alike. The bright main floor features an A-frame living room, cozy wood-burning fireplace open to your dining and well-appointed kitchen - all with Bose sound system. Step out onto your screened-in room, soak in the hot tub, or host gatherings on the expansive patio. Hidden away on the other side of the house you will find the beautiful private primary suite with lake views, an ensuite, and walk-in closet. Main floor laundry, two additional bedrooms, a full bathroom and family theatre room complete the main floor. The fully finished basement adds four more bedrooms, a full bath, room for multiple families to stay and have their own space! Step outside to enjoy serene lake views with nearby golf courses, playgrounds, and The Village at Pigeon Lake . The detached shop features a work area, and 2 single bays great for storing all your toys! The property is fully loaded, including electric blinds in the main room, bose sound system, security, a back up whole home generator, and a hot tub!! This property is a dream for boaters, fishermen, or anyone wishing for a serene retreat! More than just a home, it offers a lifestyle of peace, play, and lasting memories. Don't miss this rare opportunity to own a piece of lakefront paradise! (id:6769)

Bonus Room 11.33 Ft x 11.50 Ft

Bedroom 13.42 Ft x 11.58 Ft

Bedroom 15.33 Ft x 14.83 Ft

Bedroom 15.75 Ft x 1.33 Ft

Recreational, Games room 29.17 Ft x 15.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 15.33 Ft x 14.83 Ft

Living room 14.17 Ft x 24.42 Ft

Dining room 14.25 Ft x 10.08 Ft

Kitchen 14.58 Ft x 12.08 Ft

Family room 15.33 Ft x 17.58 Ft

Primary Bedroom 22.25 Ft x 13.92 Ft

Bedroom 9.92 Ft x 10.67 Ft

Bedroom 9.08 Ft x 10.75 Ft

Sunroom 13.25 Ft x 14.17 Ft

4pc Bathroom .00 Ft x .00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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