



## Rural Leduc County Alberta

\$549,000

Visit the Listing Brokerage (and/or listing REALTOR(R)) website to obtain additional information. TURNKEY LAKEFRONT! 4 season home at Sandholm Beach, complete with oversized dbl det garage and charming guest suite above, perfect for guests. 50 feet of frontage complete with new 60ft dock. Recent improvements: new washer/dryer, furnace, hot water tank, water filtration system, pressure tank, plumbing, garage door, bathroom upgrade, flooring throughout, shingles, and floor to ceiling glass doors opening to the new lower deck offering breathtaking lake views. The main house has 2 beds, 3 pc bath, gas fireplace, sunny kitchen and dining area with numerous windows facing the lake for beautiful views. The guest house includes 2 beds, 4 pc bath, full kitchen and cozy living room heated by 2nd furnace. Gated yard with short walk to beach and park. Small 6ft portion of land near the road is leased for the front gate. The home is tied into the city sewer and has drinkable well water. Some photos are virtually staged. (id:6769)

Bedroom 3 Measurements not available

Bedroom 4 Measurements not available

Living room 4.5 m X 7.31 m

Kitchen 8.44 m X 5.6 m

Primary Bedroom 3.03 m X 3.13 m

Bedroom 2 3.03 m X 3.65 m

Listing Presented By:



Originally Listed by:  
HonestDoor Inc

<https://www.honestdoor.com/>



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