

## \$228,888 - 1330 Mission Beach, Rural Leduc County

MLS® #E4423787

**\$228,888**

1 Bedroom, 0.00 Bathroom, 1,195 sqft

Rural on 0.18 Acres

Mission Beach, Rural Leduc County, AB

WELCOME TO THE PERFECT PROPERTY IF YOUR LOOKING TO GET INTO THE LAKE LIFE. This 30 by 40 foot shop/garage with GAS AND 125 AMP power can be used in so many different ways!Â Storage if you own in the area already, perfect building site, or renovate it into a perfect 1200 sq foot cabin.... endless ideas! Mission Beach is the perfect location for FUN, RELAXATION & making NEW FAMILY MEMORIES & TRADITIONS! Imagine the possibilities for boating, water skiing, canoeing, nature walks, playground entertainment - endless possibilities for YEAR ROUND ENJOYMENT. Truly a place to call your own, close to Edmonton city limits, as well as numerous additional great smaller communities! RARE FIND LOCATION that offers a little bit of everything. Just imagine the possibilities....

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423787  |
| Price          | \$228,888 |
| Bedrooms       | 1         |
| Bathrooms      | 0.00      |
| Square Footage | 1,195     |
| Acres          | 0.18      |
| Year Built     | 1993      |



|          |                 |
|----------|-----------------|
| Type     | Rural           |
| Sub-Type | Vacant Lot/Land |
| Status   | Active          |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1330 Mission Beach |
| Area        | Rural Leduc County |
| Subdivision | Mission Beach      |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|                |                       |
|----------------|-----------------------|
| Features       | Workshop, See Remarks |
| Parking Spaces | 12                    |

### Interior

|         |                           |
|---------|---------------------------|
| Heating | Forced Air-1, Natural Gas |
|---------|---------------------------|

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Backs Onto Park/Trees, Boating, Fenced, Lake Access Property, Lake View |
| Foundation        | Slab  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 56              |
| Zoning         | Zone 95         |

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Listing information last updated on April 29th, 2025 at 1:02am MDT