

## \$975,000 - A54 Johnsonia, Rural Leduc County

MLS® #E4445201

**\$975,000**

3 Bedroom, 2.00 Bathroom, 1,677 sqft

Rural on 0.26 Acres

Golden Days, Rural Leduc County, AB

LAKEFRONT Opportunity! This 1677 sq/ft home has a Double Attached Garage, Basement, and a Covered Composite Deck Overlooking the Lake! Inside the home the main floor is spacious and open hosting a Kitchen, Living room, and two Dining areas. Three bedrooms are situated on the main including the primary with its own walk-in closet and 4 piece Ensuite Bathroom. Another 4 piece bathroom and Laundry conclude the Main Level floor plan. The full basement is unfinished and ready to be taken in any direction you choose. Lots of mature trees on either side keep this lake property secluded, private, and beautiful. Landscaped with a firepit just steps from the lake providing a gorgeous view. Furniture can be included allowing you to move in and start enjoying life at the lake! Shingles were Replaced in 2022. Property on municipal sewer.

Built in 2002

### Essential Information

MLS® #	E4445201
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,677



Acres	0.26
Year Built	2002
Type	Rural
Sub-Type	Detached Single Family
Style	Raised Bungalow
Status	Active

### Community Information

Address	A54 Johnsonia
Area	Rural Leduc County
Subdivision	Golden Days
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Deck, Fire Pit, Parking-Extra, Vaulted Ceiling, See Remarks
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Flat Site, Golf Nearby, Lake Access Property, Lake View, Landscaped, Level Land, Playground Nearby, Treed Lot, See Remarks
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 1st, 2025
Days on Market	2
Zoning	Zone 95

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Listing information last updated on July 3rd, 2025 at 8:32pm MDT