

# \$1,089,000 - A, 47257 Hwy 771, Rural Leduc County

MLS® #A2234460

**\$1,089,000**

7 Bedroom, 3.00 Bathroom, 1,988 sqft

Residential on 0.49 Acres

NONE, Rural Leduc County, Alberta

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!

Built in 2001

### Essential Information

MLS® #	A2234460
Price	\$1,089,000
Bedrooms	7
Bathrooms	3.00
Full Baths	3
Square Footage	1,988
Acres	0.49
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	A, 47257 Hwy 771
Subdivision	NONE
City	Rural Leduc County
County	Leduc County
Province	Alberta
Postal Code	T0C 2V0

### Amenities

Parking Spaces	8
Parking	Oversized, Triple Garage Detached
# of Garages	3
Is Waterfront	Yes
Waterfront	Waterfront, Beach Front, Lake Front

### Interior

Interior Features	Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Garden, Playground, Private Yard
Lot Description	Environmental Reserve, Fruit Trees/Shrub(s), Lake, Landscaped, On Golf Course, Beach, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 25th, 2025
Days on Market	55
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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