

## \$595,000 - B7 Golden Days, Rural Leduc County

MLS® #E4450582

**\$595,000**

4 Bedroom, 2.50 Bathroom, 1,700 sqft

Rural on 0.25 Acres

Golden Days, Rural Leduc County, AB

Beautiful view of the Lake!!!! Welcome to this stunning remodelled 4 season 1700 sq ft bungalow nestled in the charming Summer Village of Golden Days at Pigeon Lake. Renovated in 2025, this spacious 4-bedroom, 3-bath home blends modern comfort with a peaceful lakeside lifestyle. The bright, open-concept layout features a stunning white kitchen with stainless steel appliances, ideal for entertaining and everyday living. Cozy up by the fireplace in the generous living area, or retreat to the private primary suite complete with a walk-in closet and a stylish ensuite. Just steps from lake access, this second-row property offers the perfect balance of tranquility and convenience. A double detached garage provides ample parking and storage. Whether you're seeking a year-round residence or a weekend getaway, this home is a must-see at Pigeon Lake!

Built in 1980

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4450582  |
| Price      | \$595,000 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,700                  |
| Acres          | 0.25                   |
| Year Built     | 1980                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | B7 Golden Days     |
| Area        | Rural Leduc County |
| Subdivision | Golden Days        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

### Amenities

|                |             |
|----------------|-------------|
| Features       | See Remarks |
| Parking Spaces | 4           |

### 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 | Back Lane, Beach Access, Boating, Flat Site, No Through Road, Not Fenced, Playground Nearby, Recreation Use, See Remarks |
| Construction      | Wood                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 49              |

## Zoning

## Zone 95

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Listing information last updated on September 18th, 2025 at 4:32am MDT