

# \$730,000 - 85 Lakeshore Drive, Rural Leduc County

MLS® #E4427490

**\$730,000**

3 Bedroom, 2.00 Bathroom, 1,332 sqft

Rural on 0.30 Acres

Sundance Beach, Rural Leduc County, AB

Enjoy LAKEFRONT living in this 2020 2 story year round home built to Net Zero Standards. With bright south facing views of the lake you will enjoy sunshine and nature summer and winter! Eco benefits include 12 inch walls, solar panels, in floor heating, high efficiency fireplace, passive solar exposure, and high efficiency windows & doors. With an open concept living space and primary bedroom this home is always brining the outdoors and putting the focus on the surroundings. Having your own waterfront also gives you the privacy and personal use of the lakefront for your own dock, deck or fire pit, making it perfect for year round living. The garage and storage space behind are a great place to store your water toys, with extra room and access at the back of the property for trailer, RV, off season storage or future addition. Come see what LAKE LIFE can look like for you!

Built in 2020

## Essential Information

MLS® #	E4427490
Price	\$730,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,332



Acres	0.30
Year Built	2020
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	85 Lakeshore Drive
Area	Rural Leduc County
Subdivision	Sundance Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

### **Amenities**

Features	Ceiling 10 ft., Deck, Detectors Smoke, Fire Pit, Hot Water Tankless, Insulation-Upgraded, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, No Smoking Home, Smart/Program. Thermostat, R.V. Storage, Vinyl Windows, Green Building, Exterior Walls 2"x12", HRV System, Heat Exchanger, 9 ft. Basement Ceiling, Solar Equipment
Parking Spaces	6

### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Wood Stove, Electric, Solar
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Environmental Reserve, Lake Access Property, Lake View, Low Maintenance Landscape, Playground Nearby, Waterfront Property
Lot Description	50x150
Construction	Wood
Foundation	Slab

## Additional Information

Date Listed March 26th, 2025

Days on Market 8

Zoning Zone 95

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Listing information last updated on April 3rd, 2025 at 9:02pm MDT