

## \$755,000 - A54 Johnsonia, Rural Leduc County

MLS® #E4452456

**\$755,000**

3 Bedroom, 2.00 Bathroom, 1,676 sqft

Rural on 0.26 Acres

Golden Days, Rural Leduc County, AB

### LAKEFRONT LIVING AT IT'S FINEST

Discover the perfect blend of comfort and relaxation in this 1675 sq.ft. 3 bedroom lakefront bungalow. Featuring an open floor plan while the layout flows seamlessly from the bright living area to the kitchen and dining space. With vaulted ceilings, this home is designed to maximize light, space and stunning views. Step outside to a large covered deck overlooking the water-perfect for the morning coffee, evening sunsets or entertaining friends and family. Your very own boat dock makes it easy to enjoy fishing, boating or simply dipping the toes in the lake. The double attached garage offer plenty of storage for vehicles and outdoor gear. This is more than just a home-it's a lifestyle, bring the boat, your swimsuit and your sense of adventure.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452456  |
| Price          | \$755,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,676     |
| Acres          | 0.26      |



|            |                        |
|------------|------------------------|
| Year Built | 2002                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 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       | Off Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Front Porch, Hot Water Natural Gas, Lake Privileges, Vaulted Ceiling, Vinyl Windows |
| 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 | Backs Onto Lake, Boating, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Lake Access Property, Lake View, Landscaped, No Through Road, Picnic Area, Playground Nearby, Waterfront Property |
| Construction      | Wood                                                                                                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                                                                                      |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 79               |

## Zoning

## Zone 95

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Listing information last updated on October 27th, 2025 at 6:17pm MDT