

## \$339,900 - C11 Golden Days, Rural Leduc County

MLS® #E4433022

**\$339,900**

2 Bedroom, 1.00 Bathroom, 1,372 sqft

Rural on 0.25 Acres

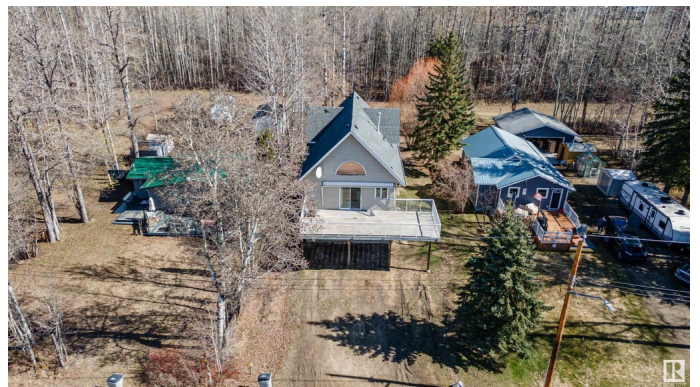
Golden Days, Rural Leduc County, AB

Welcome to the Summer Village of Golden Days! Quiet backing trees with a huge HEATED Tandem garage with two single car doors over 775 sq (Front & Back) The main level has a beautiful vaulted ceiling with a gas fire place, open kitchen area and two bedrooms with 4 PC Bathroom + Jacuzzi tub. The 3rd floor loft area features large windows beauty view of the open to below second floors. 2 Furnace on the property and huge potential in this property for someone looking to put in some cosmetic work. This property is fully serviced & on municipal sewer and has a great well!

Built in 1993

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433022               |
| Price          | \$339,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,372                  |
| Acres          | 0.25                   |
| Year Built     | 1993                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | C11 Golden Days    |
| Area        | Rural Leduc County |
| Subdivision | Golden Days        |
| City        | Rural Leduc County |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T0C 2P0            |

## Amenities

|                |                 |
|----------------|-----------------|
| Features       | Vaulted Ceiling |
| Parking Spaces | 3               |

## Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-2, Natural Gas |
| Fireplace    | Yes                       |
| Stories      | 3                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

## Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Park/Trees, Beach Access, Boating, Lake View |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter                                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 51               |
| Zoning         | Zone 95          |

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Listing information last updated on June 16th, 2025 at 7:02am MDT