

## \$614,000 - B20 Golden Crescent, Rural Leduc County

MLS® #E4440010

**\$614,000**

3 Bedroom, 2.50 Bathroom, 1,832 sqft

Rural on 0.47 Acres

Golden Days, Rural Leduc County, AB

Tucked away on a private, tree-lined half-acre in Johnsonia Beach, this cozy 1.5-storey home is just a 1-minute walk to the lake via a scenic greenbelt. With 3 bedrooms, 2.5 baths, and vaulted ceilings, it's the perfect year-round retreat. The open-concept living space features a wood-burning fireplace and a bright kitchen with a gas stove, huge island, and bay window overlooking the backyard. The main-floor primary has a 2-piece ensuite and separate vanity, plus there's a laundry room with an extra half-bath for added convenience. Upstairs includes two bedrooms, a loft, and a den—ideal for an office, kids' playroom, or creative space. Enjoy peaceful mornings on the covered front veranda or entertain on the large back deck with a firepit and tranquil forest views filled with wildlife. The triple detached garage includes an attached guest room—great for visitors, hobbies, or extra living space. Surrounded by trails and close to golf, shopping, dining, and year-round recreation at Pigeon Lake.

Built in 2001

### Essential Information

MLS® # E4440010

Price \$614,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.47
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	B20 Golden Crescent
Area	Rural Leduc County
Subdivision	Golden Days
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2C0

### Amenities

Features	Off Street Parking, Club House, Fire Pit, Guest Suite, Parking-Extra, R.V. Storage, Vaulted Ceiling
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### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Boating, Landscaped, Playground Nearby, Private Setting, Treed Lot
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 2nd, 2025

Days on Market 13

Zoning Zone 95

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