

## \$439,958 - 58 Itaska Beach, Rural Leduc County

MLS® #E4452063

**\$439,958**

3 Bedroom, 1.00 Bathroom, 1,067 sqft

Rural on 0.30 Acres

Itaska Beach, Rural Leduc County, AB

Large private 55'x165' lot with 3 season cabin on Itaska Beach. This beach is truly a quiet West facing strip of cabins that backs onto the Audubon (no development behind you, only trees). The beach boasts a huge playground, pickleball court, BBQ area and boat launch. One key opens it all. This large 3 bedroom, 1 bath cabin is walk in ready with upgraded 100AMP underground power, new metal roof, sewer line and great views from the large windows and lakeside area. A awesome place to spend your summers, or use as a base to plan a new cabin build in the future. Priced as an entry level step into the lakefront life at Pigeon Lake!

Built in 1961

### Essential Information

MLS® #	E4452063
Price	\$439,958
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,067
Acres	0.30
Year Built	1961
Type	Rural
Sub-Type	Detached Single Family



Style	Bungalow
Status	Active

### Community Information

Address	58 Itaska Beach
Area	Rural Leduc County
Subdivision	Itaska Beach
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### Amenities

Features	Off Street Parking, Crawl Space, Hot Water Electric, No Animal Home, No Smoking Home
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### Interior

Heating	See Remarks
Fireplace	Yes
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Beach Access, Flat Site, Lake Access Property, Lake View, Picnic Area, Playground Nearby, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 8th, 2025
Days on Market	4
Zoning	Zone 95

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Listing information last updated on August 12th, 2025 at 5:32pm MDT