

\$599,000 - B20 Johnsonia, Rural Leduc County

MLS® #E4447726

\$599,000

3 Bedroom, 2.50 Bathroom, 1,994 sqft

Rural on 0.47 Acres

Golden Days, Rural Leduc County, AB

Nestled on a private, tree-lined half-acre in Johnsonia Beach, this charming 1.5-storey home is a tranquil escape, only a minute's walk to the lake via a scenic greenbelt. Inside, the open-concept layout features 3 spacious bedrooms, 2.5 baths, and soaring vaulted ceilings. The bright kitchen with a gas stove and oversized island flows seamlessly into the cozy living room with a wood-burning fireplace. The main-floor primary suite offers a 2-piece ensuite and separate vanity for added privacy. Upstairs, two additional bedrooms, a loft, and a versatile den create endless possibilities for living and working from home. Relax on the covered front veranda, entertain on the large back deck or sitting by the firepit, and enjoy the peaceful forest views. The triple detached garage with attached guest room provides extra space for visitors, hobbies, or a home office. Surrounded by trails and just minutes from golf, dining, shopping, and year-round recreation at Pigeon Lake, this home is the ultimate retreat.

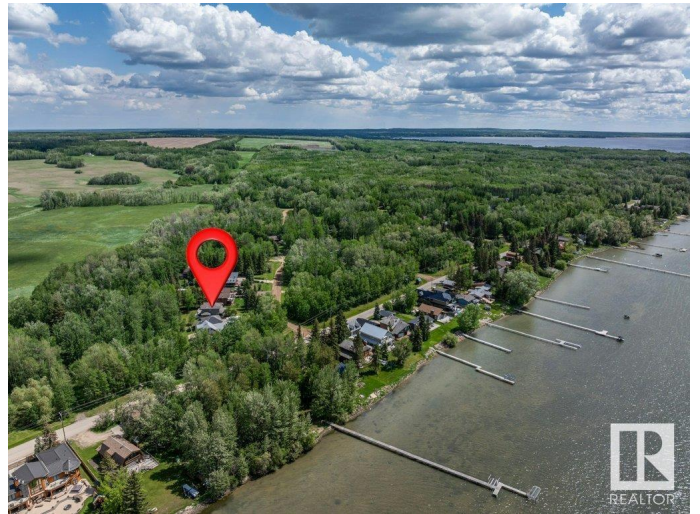
Built in 2001

Essential Information

MLS® # E4447726

Price \$599,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,994
Acres	0.47
Year Built	2001
Type	Rural
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

Community Information

Address	B20 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, Fire Pit, Front Porch, Guest Suite, Parking-Extra, R.V. Storage, Vaulted Ceiling
----------	--

Interior

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

Exterior

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

Additional Information

Date Listed July 14th, 2025

Days on Market 2

Zoning Zone 95

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 16th, 2025 at 6:02am MDT