

# \$975,000 - A54 Johnsonia, Golden Days

MLS® #A2236331

**\$975,000**

3 Bedroom, 2.00 Bathroom, 1,677 sqft

Residential on 0.25 Acres

NONE, Golden Days, Alberta

LAKEFRONT Opportunity! This 1677 sq/ft home has a Double Attached Garage, Basement, and a Covered Composite Deck Overlooking the Lake! Inside the home the main floor is spacious and open hosting a Kitchen, Living room, and two Dining areas. Three bedrooms are situated on the main including the primary with its own walk-in closet and 4 piece Ensuite Bathroom. Another 4 piece bathroom and Laundry conclude the Main Level floor plan. The full basement is unfinished and ready to be taken in any direction you choose. Lots of mature trees on either side keep this lake property secluded, private, and beautiful. Landscaped with a firepit just steps from the lake providing a gorgeous view. Furniture can be included allowing you to move in and start enjoying life at the lake! Shingles were Replaced in 2022. Property on municipal sewer.

Built in 2002

## Essential Information

MLS® #	A2236331
Price	\$975,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,677
Acres	0.25
Year Built	2002



Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	A54 Johnsonia
Subdivision	NONE
City	Golden Days
County	Leduc County
Province	Alberta
Postal Code	T0C 2C0

### Amenities

Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Tile
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Fire Pit
Lot Description	Landscaped, Lake
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 1st, 2025
Days on Market	2

Zoning

Country Residential

## **Listing Details**

Listing Office

RE/MAX Real Estate (Edmonton)

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