

# \$599,900 - 500 47427 Range Road 14, Rural Leduc County

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MLS® #A2232734

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,462 sqft  
Residential on 2.87 Acres

Kerr Cape, Rural Leduc County, Alberta

Your Perfect Pigeon Lake Escape! \*This may be , with correct approval, a great AirBNB or VRBO opportunity!\*

Discover this private three-acre gem tucked just minutes from the sparkling shores of Pigeon Lake—Central Alberta's™ year-round playground. This well-treed property offers the perfect balance of open space and privacy, with plenty of room to relax, play, and enjoy lake country living at its best.

Bring your toys—there's ample space for RV parking and all your lake gear, plus a generous 26' x 36' detached garage to store your boat, quads, or keep your vehicles protected year-round.

Spend warm summer days boating, fishing, swimming, and exploring the charming nearby communities of Ma-Me-O Beach, Mulhurst Bay, and the Village at Pigeon Lake, where you'll find golf, local shops, dining, and community events. When winter arrives, hit the cross-country ski trails, ice fishing spots, or cozy up by the fire after a day of snowy adventure.

Whether you're dreaming of a peaceful weekend getaway or building your year-round retreat, this well-treed acreage gives you the freedom and space to make it your own—just a stone's throw from the lake.

Your piece of Pigeon Lake paradise is waiting!



Built in 1985

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2232734                         |
| Price          | \$599,900                        |
| Bedrooms       | 3                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 1,462                            |
| Acres          | 2.87                             |
| Year Built     | 1985                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 500 47427 Range Road 14 |
| Subdivision | Kerr Cape               |
| City        | Rural Leduc County      |
| County      | Leduc County            |
| Province    | Alberta                 |
| Postal Code | T0C 2C0                 |

## Amenities

|              |                              |
|--------------|------------------------------|
| Utilities    | Satellite Internet Available |
| Parking      | Double Garage Detached       |
| # of Garages | 2                            |
| Waterfront   | Lake                         |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Crown Molding, Granite Counters, Soaking Tub, Wet Bar                                  |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                |
| Cooling           | Central Air, Full                                                                      |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |

|              |                         |
|--------------|-------------------------|
| Fireplaces   | Gas, Living Room, Stone |
| Has Basement | Yes                     |
| Basement     | Finished, Full          |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other, Private Yard                                          |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Lake, Conservation |
| Roof              | Asphalt Shingle                                              |
| Construction      | Brick, Wood Frame                                            |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 30             |
| Zoning         | CR             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Ontrack Realty |
|----------------|--------------------------------|

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