

## **\$749,900 - #10 48031 Rge Rd 271, Rural Leduc County**

MLS® #E4430939

**\$749,900**

3 Bedroom, 2.00 Bathroom, 2,487 sqft

Rural on 0.31 Acres

Wizard Lake Estates, Rural Leduc County, AB

LAKE FRONT at Wizard Lake! Take pavement right to the driveway of this beautifully manicured lot that holds a 2,487.35sq/ft home with an oversized 40'x30' fully finished attached garage, and more! Brand New Metal roofing and siding were done in 2022 and match both sheds. The house has updates, and the major additions were done in 1978. The main floor hosts a kitchen, dining room, pantry room, and 3 piece bathroom. The living room also located on the main level, has a wall of windows overlooking the lake, a beautiful wood stove, and a fireplace. Up the spiral staircase is the huge primary bedroom that has a 3 piece ensuite, walk-in closet, fire place, and its own deck that overlooks the lake as well. Two more bedrooms complete the upper level. The 18'x11' storage shed with power is right at the lake and is perfect for storing all your beach toys, while the 16'x11' shed is next to garden. This amazing property is just steps from the playground and public beach. Enjoy your own personal paradise at the lake!

Built in 1954

### **Essential Information**

MLS® # E4430939

Price \$749,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	2,487
Acres	0.31
Year Built	1954
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	#10 48031 Rge Rd 271
Area	Rural Leduc County
Subdivision	Wizard Lake Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### Amenities

Features	Off Street Parking, Crawl Space, Deck, Fire Pit, Parking-Extra, See Remarks
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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 Lake, Beach Access, Boating, Lake View, Landscaped, Waterfront Property, See Remarks
Construction	Wood
Foundation	Concrete Perimeter, Preserved Wood, See Remarks

### Additional Information

Date Listed April 15th, 2025

Days on Market 110

Zoning Zone 90

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