

\$1,199,000 - 270 48057 Rge Road 272, Rural Leduc County

MLS® #E4429824

\$1,199,000

4 Bedroom, 3.00 Bathroom, 1,990 sqft

Rural on 0.19 Acres

Enchantment Valley, Rural Leduc County, AB

Wake Up to a BEAUTIFUL VIEW OF WIZARD LAKE! This gorgeous LAKE FRONT WALK OUT HILLSIDE BUNGALOW, 30 Minutes to the south side of Edmonton, best quality finishing you can get in the over 3800 square feet of living space, Slate Floors, exotic hardwood, stucco and stone exterior, granite counters, SUBZERO fridge, WOLF gas stove, double MIELE built in ovens and the list goes on... The large master bedroom offers a huge ensuite, gas fireplace and cedar lined walk-in closet. The CHEFS KITCHEN provides ample work space and tons of cherry cabinets and a huge wall of windows to gaze out while you cook! The fully finished walk out basement includes two more large bedrooms and full bath with steam room and a large open area to entertain. This ARCHITECTURALLY DESIGNED home is well laid out and has all the bells and whistles you can imagine! The HEATED quadruple garage allows for plenty of toys too. All this and your own private access to BEAUTIFUL WIZARD LAKE plus over 400 sqft of covered outdoor living space!

Built in 2006

Essential Information

MLS® #

E4429824



Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,990
Acres	0.19
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	270 48057 Rge Road 272
Area	Rural Leduc County
Subdivision	Enchantment Valley
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, Lake Privileges, Walkout Basement
Parking Spaces	9

Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Lake Access Property, Lake View, Low Maintenance Landscape, Waterfront Property
Construction	Wood

Foundation Concrete Perimeter

Additional Information

Date Listed April 9th, 2025

Days on Market 115

Zoning Zone 90

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