

## \$774,990 - 48003 Rge Road 271, Rural Leduc County

MLS® #E4434186

**\$774,990**

3 Bedroom, 2.50 Bathroom, 2,221 sqft

Rural on 0.29 Acres

Wizard Lake Estates, Rural Leduc County, AB

Welcome to lakeside living at Wizard Lake. This beautiful 2,220 sq ft two-storey home sits right on the water at the east end of the lake, offering stunning west-facing views and sunsets. It features a newer roof and brand-new siding. The upper level boasts an open-concept kitchen and dining area with vaulted ceilings and floor-to-ceiling windows. Step out onto the expansive deck to relax or entertain with lakefront views. Also on the upper floor is a laundry room, half bath, and a spacious master retreat with a walk-in closet and spa-like ensuite, including a double-sided fireplace shared with the soaker tub. The fully finished lower level offers two additional bedrooms, a second living room, a four-piece bathroom, and access to the oversized double garage. Enjoy year-round lake life just 30 minutes from Edmonton.

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4434186  |
| Price          | \$774,990 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,221     |



|            |                        |
|------------|------------------------|
| Acres      | 0.29                   |
| Year Built | 2003                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 48003 Rge Road 271  |
| Area        | Rural Leduc County  |
| Subdivision | Wizard Lake Estates |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 2P0             |

### Amenities

|          |   |
|----------|---|
| Features | Closet Organizers, Fire Pit, No Animal Home, No Smoking Home, Vinyl Windows |
|----------|---|

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood  |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Landscaped, Playground Nearby, Schools, Waterfront Property |
| Construction      | Wood  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 45            |
| Zoning         | Zone 90       |

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 June 16th, 2025 at 8:47am MDT