

# **\$575,000 - 350 48057 Rge Rd 272 (enchantment Drive), Rural Leduc County**

MLS® #E4427371

**\$575,000**

3 Bedroom, 1.00 Bathroom, 847 sqft

Rural on 0.19 Acres

Enchantment Valley, Rural Leduc County, AB

Welcome to Enchantment Valley, this charming 1960s lakefront cabin offers the perfect summer escape. With its unique character, cozy atmosphere, and stunning lake views, this 3-bedroom, 1-bathroom home is a gem. Enjoy breathtaking sunrises from the elevated patio, featuring a durable dura-deck covering. Inside, you'll find a well maintained living area with a cozy kitchen. The lower level is a kids dream come true, a walkout basement bedroom, and an unfinished seasonal room with potential for a future hot tub. The property boasts a grassy waterfront, as well as an older boathouse with a rooftop patio. With its prime location and development potential, this is an exceptional opportunity to create your own lakeside oasis.

Built in 1963

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4427371  |
| Price          | \$575,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 847       |
| Acres          | 0.19      |



|            |                        |
|------------|------------------------|
| Year Built | 1963                   |
| Type       | Rural                  |
| Sub-Type   | Detached Single Family |
| Style      | Hillside Bungalow      |
| Status     | Active                 |

## Community Information

|             |  |
|-------------|--|
| Address     | 350 48057 Rge Rd 272 (enchantment Drive) |
| Area        | Rural Leduc County                       |
| Subdivision | Enchantment Valley                       |
| City        | Rural Leduc County                       |
| County      | ALBERTA                                  |
| Province    | AB                                       |
| Postal Code | T0C 0C0                                  |

## Amenities

|          |       |
|----------|-------|
| Features | Patio |
|----------|-------|

## Interior

|              |                           |
|--------------|---------------------------|
| Heating      | Forced Air-1, Natural Gas |
| Stories      | 2                         |
| Has Basement | Yes                       |
| Basement     | Full, Partially Finished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Backs Onto Lake, Fenced, Lake Access Property, Lake View, No Through Road, Waterfront Property |
| Construction      | Wood   |
| Foundation        | Block, Brick   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 85               |
| Zoning         | Zone 90          |

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Listing information last updated on June 17th, 2025 at 7:17am MDT