

# **\$774,990 - 120 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	120 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	46

## 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 17th, 2025 at 1:47am MDT