

# **\$1,975,000 - 10 27070 Twp Rd 480, Rural Leduc County**

MLS® #E4412645

**\$1,975,000**

7 Bedroom, 4.50 Bathroom, 4,945 sqft

Rural on 2.30 Acres

None, Rural Leduc County, AB

Wizard Lake 2.2 acres. The adult playground you've been waiting for! 7000 sq feet of developed luxury living. The perfect home to wow your friends or entertain for business. Virtual Golf room with putting green, wet bar & poker area, a WALK-OUT recreation basement like no other, featuring movie theatre, pool table area, games and gym! The main floor open to above ceiling height soars in spaciousness. Features 6 bedrooms, 5 bathrooms & the picturesque view in loft overlooking the lake is lovely. The maple kitchen has island seating for 6. The pantry is a entire room lined with shelves to keep the family stocked & organized. No shortage of space in the huge dinning area that boasts the most amazing sunsets for wonderful family dinners. The primary bedroom has a tall vaulted ceiling & a spa ensuite with walk-in rain shower & massage jets. The triple (closer to a quad) attached garage has in-floor heat, tall ceiling, rear door. Outside is a dream playground. Must see!

Built in 2003

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4412645    |
| Price    | \$1,975,000 |
| Bedrooms | 7           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 4,945                  |
| Acres          | 2.30                   |
| Year Built     | 2003                   |
| Type           | Rural                  |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 10 27070 Twp Rd 480 |
| Area        | Rural Leduc County  |
| Subdivision | None                |
| City        | Rural Leduc County  |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T0C 2P0             |

### **Amenities**

|                |  |
|----------------|--|
| Features       | Air Conditioner, Ceiling 10 ft., Closet Organizers, Fire Pit, Hot Tub, Patio, R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 10   |

### **Interior**

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Heating           | In Floor Heat System, Natural Gas |
| Fireplace         | Yes                               |
| Stories           | 3                                 |
| Has Basement      | Yes                               |
| Basement          | Full, Finished                    |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood   |
| Exterior Features | Airport Nearby, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Schools, Treed Lot, Waterfront Property |
| Construction      | Wood   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 4th, 2024

Days on Market                271

Zoning                            Zone 80

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 August 1st, 2025 at 11:47pm MDT