

\$749,900 - #10 48031 Rge Rd 271, Rural Leduc County

MLS® #E4430939

\$749,900

3 Bedroom, 2.00 Bathroom, 2,487 sqft

Rural on 0.31 Acres

Wizard Lake Estates, Rural Leduc County, AB

LAKE FRONT at Wizard Lake! Take pavement right to the driveway of this beautifully manicured lot that holds a 2,487.35sq/ft home with an oversized 40'x30' fully finished attached garage, and more! Brand New Metal roofing and siding were done in 2022 and match both sheds. The house has updates, and the major additions were done in 1978. The main floor hosts a kitchen, dining room, pantry room, and 3 piece bathroom. The living room also located on the main level, has a wall of windows overlooking the lake, a beautiful wood stove, and a fireplace. Up the spiral staircase is the huge primary bedroom that has a 3 piece ensuite, walk-in closet, fire place, and its own deck that overlooks the lake as well. Two more bedrooms complete the upper level. The 18'x11' storage shed with power is right at the lake and is perfect for storing all your beach toys, while the 16'x11' shed is next to garden. This amazing property is just steps from the playground and public beach. Enjoy your own personal paradise at the lake!

Built in 1954

Essential Information

MLS® # E4430939

Price \$749,900



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 2,487 |
| Acres | 0.31 |
| Year Built | 1954 |
| Type | Rural |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | #10 48031 Rge Rd 271 |
| Area | Rural Leduc County |
| Subdivision | Wizard Lake Estates |
| City | Rural Leduc County |
| County | ALBERTA |
| Province | AB |
| Postal Code | T0C 0V0 |

Amenities

| | |
|----------|---|
| Features | Off Street Parking, Crawl Space, Deck, Fire Pit, Parking-Extra, See Remarks |
|----------|---|

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood |
| Exterior Features | Backs Onto Lake, Beach Access, Boating, Lake View, Landscaped, Waterfront Property, See Remarks |
| Construction | Wood |
| Foundation | Concrete Perimeter, Preserved Wood, See Remarks |

Additional Information

Date Listed April 15th, 2025

Days on Market 109

Zoning Zone 90

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Listing information last updated on August 1st, 2025 at 11:47pm MDT