

# **\$1,199,000 - 270 48057 Rge Road 272, Rural Leduc County**

MLS® #E4429824

**\$1,199,000**

4 Bedroom, 3.00 Bathroom, 1,990 sqft

Rural on 0.19 Acres

Enchantment Valley, Rural Leduc County, AB

Wake Up to a BEAUTIFUL VIEW OF WIZARD LAKE! This gorgeous LAKE FRONT WALK OUT HILLSIDE BUNGALOW, 30 Minutes to the south side of Edmonton, best quality finishing you can get in the over 3800 square feet of living space, Slate Floors, exotic hardwood, stucco and stone exterior, granite counters, SUBZERO fridge, WOLF gas stove, double MIELE built in ovens and the list goes on... The large master bedroom offers a huge ensuite, gas fireplace and cedar lined walk-in closet. The CHEFS KITCHEN provides ample work space and tons of cherry cabinets and a huge wall of windows to gaze out while you cook! The fully finished walk out basement includes two more large bedrooms and full bath with steam room and a large open area to entertain. This ARCHITECTURALLY DESIGNED home is well laid out and has all the bells and whistles you can imagine! The HEATED quadruple garage allows for plenty of toys too. All this and your own private access to BEAUTIFUL WIZARD LAKE plus over 400 sqft of covered outdoor living space!

Built in 2006

## **Essential Information**

MLS® #

E4429824



Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,990
Acres	0.19
Year Built	2006
Type	Rural
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	270 48057 Rge Road 272
Area	Rural Leduc County
Subdivision	Enchantment Valley
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

### Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, Lake Privileges, Walkout Basement
Parking Spaces	9

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Boating, Lake Access Property, Lake View, Low Maintenance Landscape, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                76

Zoning                            Zone 90

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