\$699,000 - 120 48003 Rr271, Rural Leduc County

MLS® #E4455012

\$699,000

3 Bedroom, 2.50 Bathroom, 2,177 sqft Rural on 0.29 Acres

Wizard Lake Estates, Rural Leduc County, AB

WIZARD LAKE WATER FRONT!! Amazing WEST FACING VIEWS looking right down the Lake! This is a Fantastic 2 Storey with a WALK **OUT BASEMENT and a DOUBLE** ATTACHED GARAGE! Upstairs your met with Hardwood Floors a over sized Stone Gas Fire Place, a WIDE OPEN floor plan consisting of your living room, Spacious Kitchen with a dining area, down the hall is a half bath, Laundry Room and your very Large Master Bedroom with a great sized Walk in Closet and 4 pc Ensuite with a 2 person soaker tub with views and shares a double sided fire place with the sleeping area. Completing your upstairs is your very very large DECK over looking the Lake. Downstairs you have another living room, 3pc bathroom, 2 more bedrooms and access to your garage. All this 35 mins away from Edmonton. Lake Life at its Finest.

Built in 2003

Essential Information

MLS® # E4455012 Price \$699,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1







Square Footage 2,177 Acres 0.29 Year Built 2003 Rural

Type

Sub-Type **Detached Single Family**

Style 2 Storey Status Active

Community Information

Address 120 48003 Rr271

Area Rural Leduc County Subdivision Wizard Lake Estates

Rural Leduc County City

ALBERTA County

Province AB

T0C 2P0 Postal Code

Amenities

Features Deck, Parking-Extra

Interior

Interior Features ensuite bathroom

Heating Forced Air-1, Propane

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood

Backs Onto Lake, Beach Access, Boating, Flat Site, Lake Access Exterior Features

Property, Lake View, Level Land, No Through Road, Waterfront Property

Wood Construction

Foundation Concrete Perimeter

Additional Information

Date Listed August 28th, 2025

67 Days on Market

Zoning Zone 90

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

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