

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

MLS® #A2212055

**\$749,900**

3 Bedroom, 2.00 Bathroom, 2,487 sqft  
Residential on 0.31 Acres

NONE, Rural Leduc County, Alberta

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® #    | A2212055  |
| Price     | \$749,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                                  |
|----------------|----------------------------------|
| Full Baths     | 2                                |
| Square Footage | 2,487                            |
| Acres          | 0.31                             |
| Year Built     | 1954                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, 2 Storey |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | #10, 48031 Rge Rd 271 |
| Subdivision | NONE                  |
| City        | Rural Leduc County    |
| County      | Leduc County          |
| Province    | Alberta               |
| Postal Code | T0C 0V0               |

### Amenities

|               |                                                            |
|---------------|------------------------------------------------------------|
| Parking       | Heated Garage, Insulated, Oversized, Quad or More Attached |
| Is Waterfront | Yes                                                        |
| Waterfront    | Beach Access, Lake, Lake Front, Waterfront                 |

### Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | See Remarks                                               |
| Appliances        | Garage Control(s), Refrigerator, Dryer, Gas Stove, Washer |
| Heating           | Forced Air, Natural Gas                                   |
| Cooling           | None                                                      |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 2                                                         |
| Fireplaces        | Wood Burning Stove                                        |
| Basement          | None                                                      |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, Dock                                    |
| Lot Description   | Landscaped, See Remarks, Lake, Views, Waterfront |
| Roof              | Metal                                            |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete, Combination, Wood               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 173              |
| Zoning         | Resort Res       |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.