

Courtesy Of Scott Storry Of RE/MAX Elite

# **\$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 every morning to a BEAUTIFUL VIEW OF WIZARD LAKE! This gorgeous LAKE FRONT WALK OUT HILLSIDE BUNGALOW offers the 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 everywhere, 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 radiant 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      18

Zoning                 Zone 90

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Listing information last updated on April 27th, 2025 at 7:02am MDT