

Courtesy Of Daniel S Rowland Of Exp Realty

\$725,000 - 120 48003 Rr271, Rural Leduc County

MLS® #E4455012

\$725,000

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	\$725,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	2,177
Acres	0.29
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	120 48003 Rr271
Area	Rural Leduc County
Subdivision	Wizard Lake Estates
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

Amenities

Features	Deck, Parking-Extra
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Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Propane
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Beach Access, Boating, Flat Site, Lake Access Property, Lake View, Level Land, No Through Road, Waterfront Property
Construction	Wood
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 28th, 2025
Days on Market	7
Zoning	Zone 90

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

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