

## \$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                   |
| 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 |
|----------|---------------------|

### 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 | 61                |
| Zoning         | Zone 90           |

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Listing information last updated on October 28th, 2025 at 3:47pm MDT