

# **\$1,975,000 - 10 27070 Twp Rd 480, Rural Leduc County**

MLS® #E4412645

**\$1,975,000**

7 Bedroom, 4.50 Bathroom, 4,945 sqft

Rural on 2.30 Acres

None, Rural Leduc County, AB

Wizard Lake 2.2 acres. The adult playground you've been waiting for! 7000 sq feet of developed luxury living. The perfect home to wow your friends or entertain for business. Virtual Golf room with putting green, wet bar & poker area, a WALK-OUT recreation basement like no other, featuring movie theatre, pool table area, games and gym! The main floor open to above ceiling height soars in spaciousness. Features 6 bedrooms, 5 bathrooms & the picturesque view in loft overlooking the lake is lovely. The maple kitchen has island seating for 6. The pantry is a entire room lined with shelves to keep the family stocked & organized. No shortage of space in the huge dinning area that boasts the most amazing sunsets for wonderful family dinners. The primary bedroom has a tall vaulted ceiling & a spa ensuite with walk-in rain shower & massage jets. The triple (closer to a quad) attached garage has in-floor heat, tall ceiling, rear door. Outside is a dream playground. Must see!

Built in 2003

## **Essential Information**

MLS® #	E4412645
Price	\$1,975,000
Bedrooms	7



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,945
Acres	2.30
Year Built	2003
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	10 27070 Twp Rd 480
Area	Rural Leduc County
Subdivision	None
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 2P0

### **Amenities**

Features	Air Conditioner, Ceiling 10 ft., Closet Organizers, Fire Pit, Hot Tub, Patio, R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup
Parking Spaces	10

### **Interior**

Interior Features	ensuite bathroom
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood
Exterior Features	Airport Nearby, Beach Access, Boating, Golf Nearby, Lake Access Property, Lake View, Schools, Treed Lot, Waterfront Property
Construction	Wood

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 4th, 2024

Days on Market                305

Zoning                            Zone 80

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