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

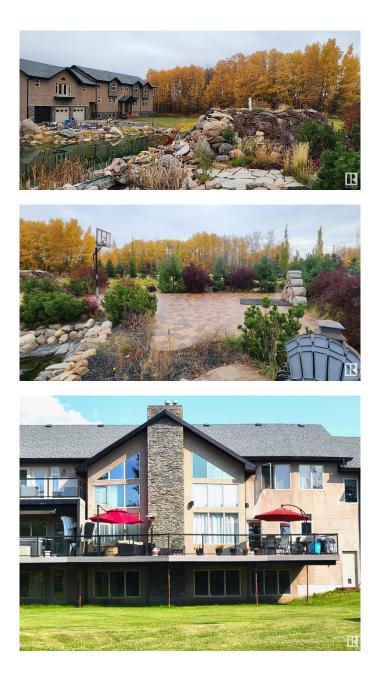
MLS® #E4412645

## \$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
Туре	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active
Community Inform	nation
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	
<b>Amenities</b> 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
	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop,
Features	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup
Features Parking Spaces	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup
Features Parking Spaces Interior	<ul><li>R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup</li><li>10</li></ul>
Features Parking Spaces Interior Interior Features	<ul> <li>R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup</li> <li>10</li> <li>ensuite bathroom</li> </ul>
Features Parking Spaces Interior Interior Features Heating	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup 10 ensuite bathroom In Floor Heat System, Natural Gas
Features Parking Spaces Interior Interior Features Heating Fireplace	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup 10 ensuite bathroom In Floor Heat System, Natural Gas Yes
Features Parking Spaces Interior Interior Features Heating Fireplace Stories	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup 10 ensuite bathroom In Floor Heat System, Natural Gas Yes 3
Features Parking Spaces Interior Interior Features Heating Fireplace Stories Has Basement	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup 10 ensuite bathroom In Floor Heat System, Natural Gas Yes 3 Yes
Features Parking Spaces Interior Interior Features Heating Fireplace Stories Has Basement Basement	R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup 10 ensuite bathroom In Floor Heat System, Natural Gas Yes 3 Yes
Features Parking Spaces Interior Interior Features Heating Fireplace Stories Has Basement Basement Exterior	<ul> <li>R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup</li> <li>ensuite bathroom</li> <li>In Floor Heat System, Natural Gas</li> <li>Yes</li> <li>3</li> <li>Yes</li> <li>Full, Finished</li> </ul>

## **Additional Information**

Date ListedNovember 4th, 2024Days on Market167ZoningZone 80

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Listing information last updated on April 20th, 2025 at 7:02am MDT