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

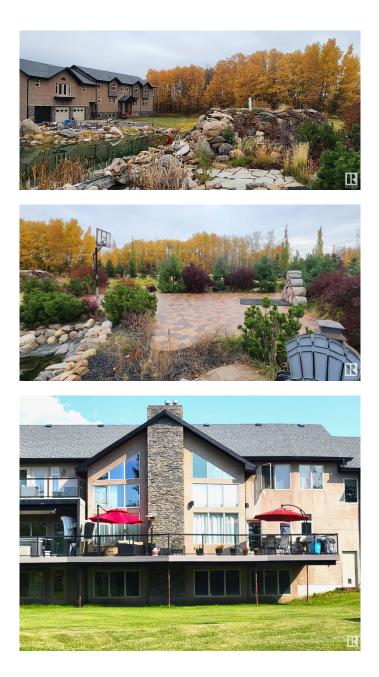
MLS® #E4412645

\$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 | |
| 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 |
| | 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 | R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup10 |
| Features Parking Spaces Interior Interior Features | R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup 10 ensuite bathroom |
| 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 | R.V. Storage, Vaulted Ceiling, Walkout Basement, Wet Bar, Workshop, HRV System, Natural Gas BBQ Hookup ensuite bathroom In Floor Heat System, Natural Gas Yes 3 Yes Full, Finished |

Additional Information

Date ListedNovember 4th, 2024Days on Market271ZoningZone 80

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 12:17pm MDT