

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

MLS® #E4412645

**\$1,975,000**

7 Bedroom, 5.00 Bathroom, 4,945 sqft

Single Family on 2.30 Acres

None, Rural Leduc County, Alberta

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! (id:6289)

Built in 2003

## Essential Information

|            |             |
|------------|-------------|
| Listing #  | E4412645    |
| Price      | \$1,975,000 |
| Bedrooms   | 7           |
| Bathrooms  | 5.00        |
| Half Baths | 1           |



|                |               |
|----------------|---------------|
| Square Footage | 4,945         |
| Acres          | 2.30          |
| Year Built     | 2003          |
| Type           | Single Family |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 10 27070 Twp Rd 480 |
| Subdivision | None                |
| City        | Rural Leduc County  |
| Province    | Alberta             |
| Postal Code | T0C2P0              |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Airport, Golf Course, Schools, Ceiling - 10ft |
| Features       | Treed, Wet bar, Closet Organizers             |
| Parking Spaces | 10                                            |
| Parking        | Attached Garage, Heated Garage, RV            |
| # of Garages   | 1                                             |
| View           | Lake view                                     |
| Is Waterfront  | Yes                                           |
| Waterfront     | Waterfront                                    |

### Interior

|              |                                                                                                                                                                        |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Fan, Garage door opener remote(s), Garage door opener, Garburator, Microwave Range Hood Combo, Refrigerator, Gas stove(s), Washer, Window Coverings |
| Heating      | In Floor Heating                                                                                                                                                       |
| Cooling      | Central air conditioning                                                                                                                                               |
| Fireplace    | Yes                                                                                                                                                                    |
| Fireplaces   | Gas                                                                                                                                                                    |
| # of Stories | 2                                                                                                                                                                      |
| Has Basement | Yes                                                                                                                                                                    |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX Real Estate |
|----------------|--------------------|



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Listing information last updated on October 26th, 2025 at 7:46pm MDT