

# **\$575,000 - 350 48057 Rge Rd 272 (enchantment Drive), Rural Leduc County**

MLS® #E4427371

**\$575,000**

3 Bedroom, 1.00 Bathroom, 847 sqft

Rural on 0.19 Acres

Enchantment Valley, Rural Leduc County, AB

Welcome to Enchantment Valley, this charming 1960s lakefront cabin offers the perfect summer escape. With its unique character, cozy atmosphere, and stunning lake views, this 3-bedroom, 1-bathroom home is a gem. Enjoy breathtaking sunrises from the elevated patio, featuring a durable dura-deck covering. Inside, you'll find a well maintained living area with a cozy kitchen. The lower level is a kids dream come true, a walkout basement bedroom, and an unfinished seasonal room with potential for a future hot tub. The property boasts a grassy waterfront, as well as an older boathouse with a rooftop patio. With its prime location and development potential, this is an exceptional opportunity to create your own lakeside oasis.

Built in 1963

## **Essential Information**

MLS® #	E4427371
Price	\$575,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	847
Acres	0.19



Year Built	1963
Type	Rural
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

## Community Information

Address	350 48057 Rge Rd 272 (enchantment Drive)
Area	Rural Leduc County
Subdivision	Enchantment Valley
City	Rural Leduc County
County	ALBERTA
Province	AB
Postal Code	T0C 0C0

## Amenities

Features	Patio
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## Interior

Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood
Exterior Features	Backs Onto Lake, Fenced, Lake Access Property, Lake View, No Through Road, Waterfront Property
Construction	Wood
Foundation	Block, Brick

## Additional Information

Date Listed	March 24th, 2025
Days on Market	36
Zoning	Zone 90

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