

Courtesy Of Matt Ferguson Of Exp Realty

# **\$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

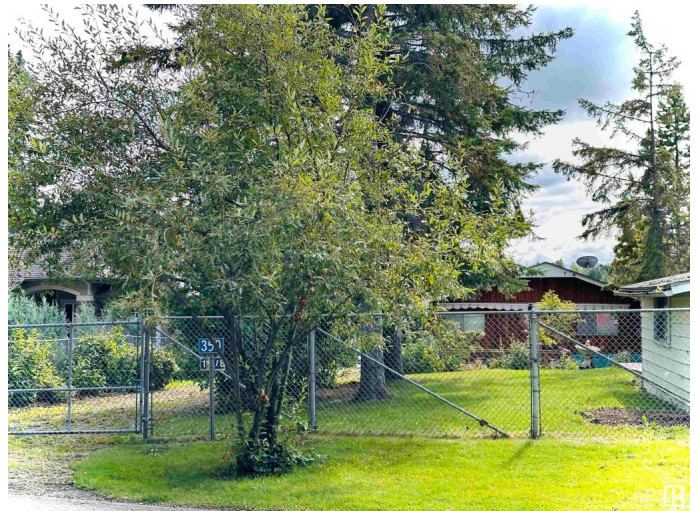
Enchantment Valley, Rural Leduc County, AB

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	13
Zoning	Zone 90

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Listing information last updated on April 6th, 2025 at 7:17am MDT