

# \$749,900 - 10, 48031 Rge Rd 271, Calmar

MLS® #A2212055

**\$749,900**

3 Bedroom, 2.00 Bathroom, 2,487 sqft

Residential on 0.31 Acres

NONE, Calmar, Alberta

LAKE FRONT at Wizard Lake! Take pavement right to the driveway of this beautifully manicured lot that holds a 2,487.35sq/ft home with an oversized 40'x30' fully finished attached garage, and more! Brand New Metal roofing and siding were done in 2022 and match both sheds. The house has updates, and the major additions were done in 1978. The main floor hosts a kitchen, dining room, pantry room, and 3 piece bathroom. The living room also located on the main level, has a wall of windows overlooking the lake, a beautiful wood stove, and a fireplace. Up the spiral staircase is the huge primary bedroom that has a 3 piece ensuite, walk-in closet, fire place, and its own deck that overlooks the lake as well. Two more bedrooms complete the upper level. The 18'x11' storage shed with power is right at the lake and is perfect for storing all your beach toys, while the 16'x11' shed is next to garden. This amazing property is just steps from the playground and public beach. Enjoy your own personal paradise at the lake!

Built in 1954

## Essential Information

MLS® #	A2212055
Price	\$749,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	2,487
Acres	0.31
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### Community Information

Address	10, 48031 Rge Rd 271
Subdivision	NONE
City	Calmar
County	Leduc County
Province	Alberta
Postal Code	T0C 0V0

### Amenities

Parking	Heated Garage, Insulated, Oversized, Quad or More Attached
Is Waterfront	Yes
Waterfront	Beach Access, Lake, Lake Front, Waterfront

### Interior

Interior Features	See Remarks
Appliances	Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning Stove
Basement	None

### Exterior

Exterior Features	Balcony, Dock
Lot Description	Lake, Landscaped, See Remarks, Views, Waterfront
Roof	Metal
Construction	Vinyl Siding, Wood Frame
Foundation	Combination, Poured Concrete, Wood

### Additional Information

Date Listed	April 15th, 2025
Days on Market	117
Zoning	Resort Res

### **Listing Details**

Listing Office	RE/MAX Real Estate (Edmonton)
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