

# \$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        | Poured Concrete                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 33               |
| Zoning         | Resort Res       |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Real Estate (Edmonton) |
|----------------|-------------------------------|

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