



## 350 48057 Rge Rd 272 (enchantment drive) Rural Leduc County AB

\$590,000

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.

Listing Presented By:



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sales@mattferguson.ca  
<http://www.movefaster.ca>



**RE/MAX Real Estate**

129 Mountain Ash Drive ,  
Wetaskiwin, AB,

Phone: 780-361-9215  
rsplant@telus.net