

\$609,900 - 329 Balsam Link, Leduc

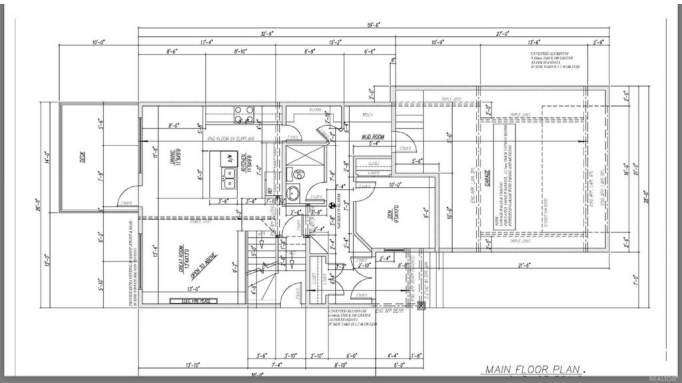
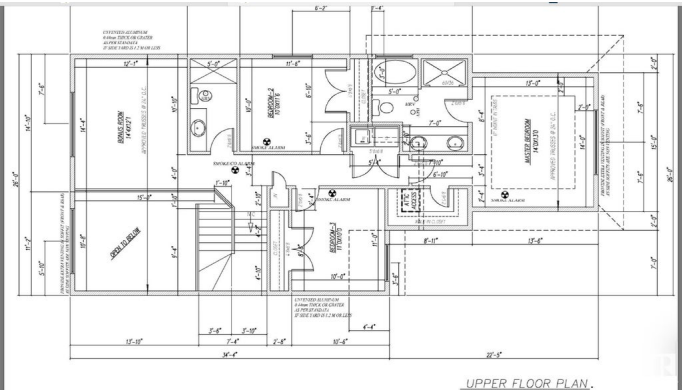
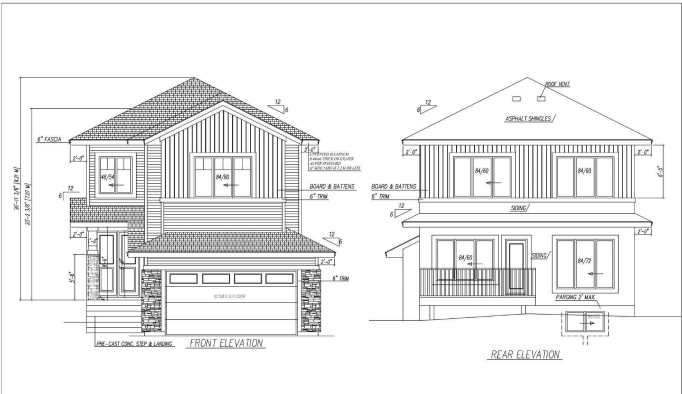
MLS® #canada_23380

\$609,900

4 Bedroom, 3.00 Bathroom, 2,056 sqft
Single Family

Woodbend, Leduc, Alberta

REGULAR LOT! Perfect Home in the desirable community of Woodbend, Leduc backing on to WALKING TRAIL. Welcome to this beautiful home featuring 2056 sq ft of living space with 4 Bedrooms and 3 Bathrooms. Home features an open-to-above foyer, a spacious great room with large windows and an electric fireplace for cozy evenings, and a gourmet kitchen with quartz countertops. The main floor also includes a bedroom, a large dining nook, a walk-in pantry, a 3-piece bathroom, and a mudroom. Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 2 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall. All 3 floors have 9' ceiling height. The home also includes a legal side entry, providing great potential for future suite development. Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks.



Built in 2024

Essential Information

MLS® #	canada_23380
Price	\$609,900
Bedrooms	4
Bathrooms	3.00

Square Footage	2,056
Year Built	2024
Type	Single Family
Sub-Type	Residential Detached Single Family
Status	Active

Community Information

Address	329 Balsam Link
Subdivision	Woodbend
City	Leduc
Province	Alberta
Zip Code	T9E 1L2

Amenities

Features	Ceiling 9 ft., Deck, Detectors Smoke, HRV System, 9 ft. Basement Ceiling
# of Garages	2

School Information

Elementary	Constable Daniel Woodwall
Middle	Riverbend School
High	Lillian Osborne School

Additional Information

Date Listed	November 14th, 2024
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