

## \$599,000 - 600 Boulder Wynd, Leduc

MLS® #E4433822

**\$599,000**

4 Bedroom, 3.50 Bathroom, 2,005 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

FULL LEGAL SUITE! A/C. Step into this fully finished home in the family community of Black Stone. There is ample space to create memories in this stunning home located on a quite street. The yard is landscaped to be low maintenance and has a fully fenced backyard. The basement has a complete separate side entrance and is fully equipped with separate stackable laundry and full kitchen. This home has 2 furnaces for separate heating in the suite Perfect for a one bedroom In-Law suite or mortgage helper. The main level has a den off the entry way which is currently being used as a home office. There is a large walk-thru pantry right off the mudroom coming in from the garage. This OPEN TO BELOW two storey home is a showstopper. With a large primary suite located on the top floor with a 5 piece ensuite and walk in closet. There are 2 other good sized bedrooms located on top floor as well as a LARGE bonus room for your kids to play in. Come check out this home and explore all Leduc has to offer!

Built in 2019

### Essential Information

MLS® # E4433822

Price \$599,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	600 Boulder Wynd
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Guest Suite, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Stacked Washer/Dryer, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Low Maintenance Landscape, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 30th, 2025
Days on Market	5
Zoning	Zone 81

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