

\$709,900 - 230 Linden Loop, Leduc

MLS® #E4465207

\$709,900

4 Bedroom, 3.00 Bathroom, 2,227 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

WALKOUT BASEMENT! REGULAR LOT!
LAKE-LIKE POND VIEW! SPICE KITCHEN!
2200+ SQFT Step inside this stunning
WALKOUT home in the beautiful community of
WOODBEND. A spacious FOYER welcomes
you in, leading to a breathtaking
OPEN-TO-BELOW LIVING AREA with a
FEATURE WALL and FIREPLACE. On the
MAIN FLOOR, youâ€™ll find a MODERN
KITCHEN with upgraded finishes,
complemented by a FULLY EQUIPPED
SPICE KITCHEN. This space flows
seamlessly into the EXTENDED KITCHEN,
thoughtfully designed with CONTEMPORARY
FINISHES. The main level is complete with a
BEDROOM AND FULL BATHROOM, along
with a MUDROOM WITH BUILT-INS for
everyday convenience. Upstairs, youâ€™re
greeted by a SPACIOUS BONUS ROOM.
Discover THREE GENEROUS BEDROOMS,
including a PRIMARY SUITE with a 5-PIECE
ENSUITE and a WALK-IN CLOSET. The
UPPER LEVEL LAUNDRY ROOM adds extra
practicality to the layout. Step out onto the
DECK and take in LAKE-LIKE POND VIEWS.
With a SIDE ENTRANCE and a WALKOUT
BASEMENT ready for your personal touch,
this home truly has it all.

Built in 2025

Essential Information



MLS® #	E4465207
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,227
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	230 Linden Loop
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Tankless, Walkout Basement, See Remarks, 9 ft. Basement Ceiling
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Lake, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 8th, 2025
Zoning	Zone 81

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