

\$595,000 - 338 Balsam Link, Leduc

MLS® #E4441590

\$595,000

3 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

WAY BETTER than brand new! This 2215 sqft STUNNER in Woodbend is LOADED with EXTRAS you won't get in a new build. The Perks: HEATED, oversized garage (hello 29.5' depth on one side!) with finished walls & poly floor! The yard? Already fenced, fully landscaped, west-facing with a giant COMPOSITE deck plus pads ready for a hot tub and shed! Inside? Stay cool with A/C & upgraded blinds! You'll LOVE the luxury vinyl plank floor, large entry & SUNLIGHT galore. The kitchen is a SHOWSTOPPER with quartz, SS appliances, HUGE 5x7 island & walk-through pantry. Even a mainfloor den! Upstairs offers a great bonus room, spacious LAUNDRY ROOM, 2 large bedrooms, and a DREAMY primary with GORGEOUS ensuite! Backing a walking trail, steps to parks, schools, shops & more! Quick to Costco, outlet mall, Hwy 2/39/60 & airport. Golf, skiing & Pigeon lake are close too! This BEAUTY is complete move-in ready VALUE! Move in & ENJOY!

Built in 2020

Essential Information

MLS® # E4441590

Price \$595,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,216 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 338 Balsam Link |
| Area | Leduc |
| Subdivision | Woodbend |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1L4 |

Amenities

| | |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Vinyl Windows |
| Parking | Double Garage Attached, Over Sized |

Interior

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|------------------------------------------------------------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground |

Nearby, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2025 |
| Days on Market | 6 |
| Zoning | Zone 81 |

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Listing information last updated on June 16th, 2025 at 3:17pm MDT