

## \$569,000 - 288 Lodge Pole Place, Leduc

MLS® #E4457896

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,885 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

This Brand New Home, Backing a Walking Trail is Built by Award Winning Builder Montorio Homes. The Salerno Model is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers a total of 4 Bedrooms (1 on main floor) and 3 Full Bathrooms, Mudroom and Walk-In Pantry.

The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, A Modern Kitchen Complete with Soft Close Cabinets, Quartz Countertops, Backsplash, Undermount Sinks, Upgraded Railing, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Close Access to Edmonton and the Airport which Provides Residents with Easy Access to the city without the hustle and bustle. House is still under construction and will be ready for early 2026.

Built in 2025

### Essential Information

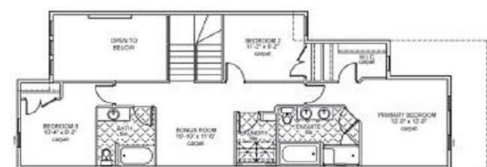
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Price \$569,000

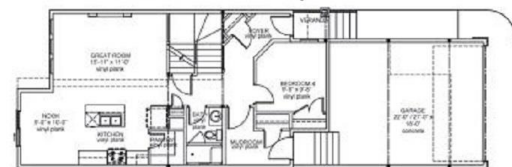


### Salerno IV Job 2613-WB 288 Lodge Pole Place, Leduc

1,811 Sq.Ft.  
9'-1" Main Floor Ceiling Height  
Vinyl Plank throughout Main Floor  
Side Entrance  
Electric Fireplace in Great Room  
Appliance Allowance  
Smart Home Security System  
Railing Throughout  
Quartz Countertops in Kitchen & Bathrooms  
Tile in all Second Floor Bathrooms  
Stand-up Shower in Ensuite  
Drop-in Tub in Ensuite  
Triple Pane Windows  
High Efficiency Furnace



Upper Floor Area: 949 sqft



Lower Floor Area: 852 sqft

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,885                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 288 Lodge Pole Place |
| Area        | Leduc                |
| Subdivision | Woodbend             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0K7              |

### Amenities

|           |                                                                                                                                                                                                             |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System |
| Parking   | Double Garage Attached                                                                                                                                                                                      |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | ensuite bathroom                               |
| Appliances        | Alarm/Security System, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas                      |
| Fireplace         | Yes                                            |
| Fireplaces        | Insert                                         |
| Stories           | 2                                              |
| Has Basement      | Yes                                            |
| Basement          | Full, Unfinished                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stone, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                           |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 13th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 81              |

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Listing information last updated on September 17th, 2025 at 12:47pm MDT