

\$709,900 - 230 Linden Loop, Leduc

MLS® #E4460940

\$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® #	E4460940
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	October 5th, 2025
Days on Market	5
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 9th, 2025 at 9:47pm MDT