

## \$835,000 - 224 Linden Loop, Leduc

MLS® #E4455338

**\$835,000**

4 Bedroom, 3.00 Bathroom, 2,664 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

WALKOUT BASEMENT with BEAUTIFUL POND VIEWS! SIDE ENTRANCE! FULLY UPGRADED! This stunning home offers nearly 2600 sq.ft. of thoughtfully designed living space with 9ft ceilings on every floor. The main floor showcases an impressive open-to-below kitchen, complete with a SPICE KITCHEN and pantry with window, sleek finishes, and a convenient wet bar for entertaining. The great room and dining area are enhanced with extra windows, filling the space with natural light, while elegant wainscoting, spindle railing, and black fixtures add modern style. A MAIN FLOOR BED AND FULL BATH COMPLETES THIS LEVEL. Upstairs, the primary suite stands out with custom glass walls in both the bedroom and ensuite, along with oversized windows for incredible light. Two additional bedrooms, a full bath with window, a versatile bonus room, and a walk-in laundry with sink complete the upper level. Located near future schools, parks, and amenities—this home has it all!

Built in 2025

### Essential Information

MLS® # E4455338

Price \$835,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,664
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	224 Linden Loop
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T2

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Hot Water Electric, Walkout Basement, See Remarks, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### 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, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 29th, 2025
Days on Market	1
Zoning	Zone 81

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