

# \$619,900 - 329 Balsam Link, Leduc

MLS® #E4460143

## \$619,900

4 Bedroom, 3.00 Bathroom, 1,979 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Live the good life in the highly desirable community of Woodbend, Leduc, with this exquisite home backing onto scenic walking trails. A grand open-to-above foyer sets the tone, leading into a sun-filled great room with soaring vaulted ceilings and a striking electric fireplace. The gourmet kitchen showcases quartz countertops, a walk-in pantry, and a spacious dining nook—ideal for both everyday living and entertaining. Thoughtfully designed for families, the main floor offers a bedroom and full bath, while upstairs features a serene bonus room, a luxurious primary suite with a spa-inspired 5-piece ensuite, two additional bedrooms, a 4-piece bath, and convenient laundry. Every level impresses with 9ft™ ceilings and refined finishes. A side entry to basement provides incredible potential for a future suite or the ultimate retreat. Outside, enjoy gatherings on the expansive deck, with a double garage completing the perfect blend of modern comfort and timeless style in a family-friendly neighborhood.

Built in 2024

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460143  |
| Price    | \$619,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,979                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 329 Balsam Link |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1L2         |

### Amenities

|           |                                                                                      |
|-----------|--------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached                                                               |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Oven Built-In-Two |
| 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, Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 39                   |
| 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 November 7th, 2025 at 2:47pm MST