

\$671,900 - 315 Balsam Link, Leduc

MLS® #E4434917

\$671,900

4 Bedroom, 3.50 Bathroom, 2,449 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to your dream home—an impeccably designed 4-bedroom, 4-bathroom, 2 story backing a walking trail! Upstairs features 3 spacious bedrooms, a bonus room, and laundry room. The primary suite overlooks the yard with oversized windows, a barn door leads to the ensuite featuring dual back to back vanities, his & hers closets, a soaker tub, tiled shower, and a private water closet. The secondary bath offers double sinks and a tub/shower combo. The fully finished basement adds a spacious living room with wet bar, gas fireplace, 4th bedroom, and a 3-piece bath. The open-concept kitchen stuns with black stainless appliances, gas stove, quartz countertops, spacious island with seating for 4, and a walk-through pantry with a coffee bar that leads to the garage. A spacious mudroom offers plenty of storage. Patio doors lead to a south facing backyard with a 26' x 14' deck with pergola and a 10' live edge bar, built-in bench seating, and a privacy screen—an entertainer's dream!

Built in 2019

Essential Information

MLS® # E4434917

Price \$671,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,449
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	315 Balsam Link
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L4

Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 7th, 2025
Days on Market	24
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 May 31st, 2025 at 1:47pm MDT