

## \$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€™™ 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	1
Zoning	Zone 81

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Listing information last updated on October 6th, 2025 at 8:32am MDT