

## \$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 | 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 September 3rd, 2025 at 3:48pm MDT