

# \$625,000 - 233 Linden Loop, Leduc

MLS® #E4455382

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,698 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this Beautiful house built by SINGH BUILDERS. This house offers around 1700 SQFT with LEGAL BASEMENT SUITE. On the main Floor you have Sleek designed Kitchen with Pantry and big Living Space with a Feature wall. A half washroom on main floor complete its functionality. Top floor offers 3 Bedrooms , 2 Full washrooms and a Bonus Room. Master bedroom has big windows and ensuite washroom. Laundry on this top floor add more convenience and completes the floor. Basement is LEGAL with a side entrance and Separate laundry and Separate Furnace. Basement has 2 bedrooms and a washroom and good size Kitchen. Perfect for extended family and for Renting. (PHOTOS ARE REPRESENTATIVE)

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455382  |
| Price          | \$625,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,698     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 233 Linden Loop |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1T2         |

### Amenities

|               |                                                               |
|---------------|---------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Hot Water Natural Gas, See Remarks, HRV System |
| 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           | 3                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                             |
| Construction      | Wood, Vinyl                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                           |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 29th, 2025 |
|-------------|-------------------|

Days on Market     3  
Zoning                Zone 81



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