

## \$539,900 - 362 Bluff Cove, Leduc

MLS® #E4464210

**\$539,900**

4 Bedroom, 2.50 Bathroom, 2,170 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

**MOVE IN READY AND WAITING FOR YOU!**

In the desired community of Black Stone, the home features 4 bedrooms on the upper level and provides over 2,100 sf of **UPGRADED** family living. The main floor is highlighted by a **GREAT** kitchen with a large center island/eating bar, stone counter tops, an appliance allowance, a water line to the fridge, pot & pan drawers, soft-close doors/drawers plus an upgraded backsplash. Other main floor highlights include 9' ceilings, a functional family room with fireplace, wood & metal spindle railings, and a **MAIN FLOOR DEN** for working from home. The upper level features a **HUGE** master bedroom with a vaulted ceiling, double sinks, a free standing soaker tub, a walk-in shower plus the washer/dryer are conveniently located. Other highlights include a **SEPERATE SIDE ENTRANCE** to the basement (9',ceilings) with rough-ins for a bathroom, wet bar & laundry. The gas lines for the BBQ and kitchen are also roughed-in **PLUS** the attached garage has an 8' door and is 2' longer. **THIS IS THE ONE!**

Built in 2025

### Essential Information

MLS® # E4464210

Price \$539,900



|                |                        |
|----------------|------------------------|
| Lease Rate     | \$9                    |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,170                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 362 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1S2        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Garage Control, Garage Opener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                    |
| Fireplace         | Yes                                                          |
| Fireplaces        | Wall Mount                                                   |
| Stories           | 2                                                            |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                        |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 2                  |
| Zoning         | Zone 81            |



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Listing information last updated on November 1st, 2025 at 5:17am MDT