\$569,000 - 288 Lodge Pole Place, Leduc

MLS® #E4457896

\$569,000

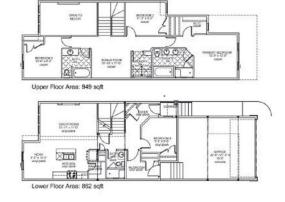
4 Bedroom, 3.00 Bathroom, 1,885 sqft Single Family on 0.00 Acres

Woodbend, Leduc, AB

This Brand New Home, Backing a Walking Trail is Built by Award Winning Builder Montorio Homes. The Salerno Model is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers a a total of 4 Bedrooms (1 on main floor) and 3 Full Bathrooms, Mudroom and Walk-In Pantry. The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, A Modern Kitchen Complete with Soft Close Cabinets, Quartz Countertops, Backsplash, Undermount Sinks, Upgraded Railing, Smart Home Security and SEPERATE **ENTRANCE** to Basement for Future Rental Income. Close Access to Edmonton and the Airport which Provides Residents with Easy Access to the city without the hustle and bustle. House is still under construction and will be ready for early 2026.







Built in 2025

Essential Information

MLS® # E4457896 Price \$569,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,885

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

Community Information

Address 288 Lodge Pole Place

Area Leduc

Subdivision Woodbend

City Leduc

County ALBERTA

Province AB

Postal Code T9E 0K7

Amenities

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV

System

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom

Appliances Alarm/Security System, Garage Opener, Hood Fan

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Flat Site, Golf Nearby, Level Land, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed September 13th, 2025

Days on Market 52

Zoning Zone 81

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