

## \$709,900 - 230 Linden Loop, Leduc

MLS® #E4465207

**\$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€™ll 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® #         | E4465207               |
| 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    | November 8th, 2025 |
| Days on Market | 6                  |
| Zoning         | Zone 81            |

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