# \$749,000 - 222 Linden Loop, Leduc

MLS® #E4440340

#### \$749.000

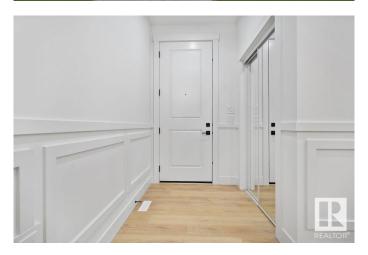
4 Bedroom, 3.00 Bathroom, 2,275 sqft Single Family on 0.00 Acres

Woodbend, Leduc, AB

WALKOUT BASEMENT! REGULAR LOT! Designed with elegance and functionality, this home boasts an open-to-below great room and dining area, flooding the space with natural light from 11 expansive windows. The main floor offers a bedroom and full bathroom, perfect for guests or multi-generational living. The gourmet kitchen is complemented by a spacious spice kitchen with a window, ensuring seamless meal prep. Upstairs, the luxurious primary suite features custom glass walls in both the bedroom and ensuite, exuding sophistication. Two additional bedrooms, a full bathroom, and a bonus room provide ample living space. Stylish spindle railings and wainscoting add charm throughout, while black plumbing fixtures and modern lighting enhance the contemporary feel. Walkout basement and Side Entrance offers endless potential, complete with a slider door and window for added light. Situated near a future school and park, this home is perfect for families looking for comfort, style, and convenience.







Built in 2025

## **Essential Information**

MLS® # E4440340 Price \$749,000 Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 2,275

Acres 0.00

Year Built 2025

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

# **Community Information**

Address 222 Linden Loop

Area Leduc

Subdivision Woodbend

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1N3

#### **Amenities**

Amenities Walkout Basement, See Remarks

Parking Double Garage Attached

Is Waterfront Yes

#### Interior

Interior Features ensuite bathroom

Appliances Builder Appliance Credit
Heating Forced Air-1, Natural Gas

Fireplaces Insert

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby, Stream/Pond

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 4th, 2025

Days on Market 60

Zoning Zone 81

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Listing information last updated on August 3rd, 2025 at 12:47am MDT