

\$534,900 - 111 Bluff Cove, Leduc

MLS® #E4453811

\$534,900

3 Bedroom, 2.50 Bathroom, 1,768 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to your New Home in Black Stone. Spacious OPEN FLOOR PLAN with an AMAZING Living Room, Electric Fireplace & soaring 17'™ Ceiling. GORGEOUS KITCHEN with SS appliances, Island, walk-in pantry and a good-sized dining area overlooking the back yard and family sized concrete patio area. The main floor is finished with large entry way & 1/2 bath. Upstairs you will find 3 bedrooms, 4 piece bath, Laundry and a Den/Flex room. The primary suite features a spa-like en-suite with double sinks, separate walk-in shower, a soaker tub & large walk-in closet. The other 2 bedrooms are spacious & have Blackout Cellular Blinds. The basement is unfinished (9 ft. ceiling) has a separate entrance and ready to BUILD A LEGAL SUITE. Enjoy the outdoors in your landscaped and fenced back yard. Don't miss out on this wonderful family home. Available for a quick possession.

Built in 2023

Essential Information

MLS® #	E4453811
Price	\$534,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,768
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	111 Bluff Cove
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M8

Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Level Land, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 20th, 2025

Days on Market 3

Zoning Zone 81

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