

\$749,300 - 222 Linden Loop, Leduc

MLS® #E4453017

\$749,300

4 Bedroom, 3.00 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

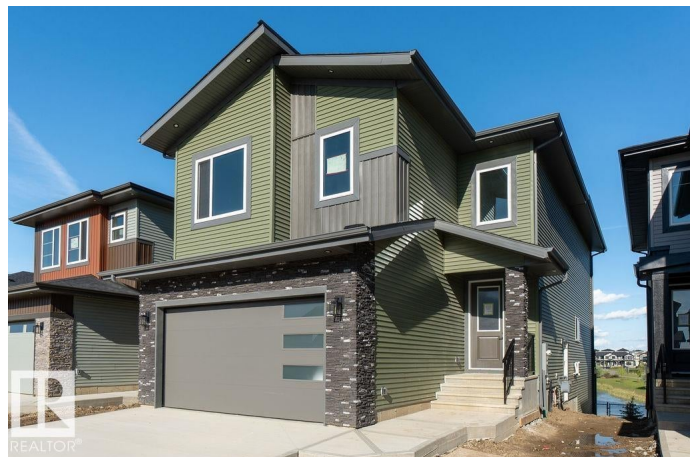
WALKOUT BASEMENT! REGULAR LOT! LAKE-LIKE POND VIEW! This stunning home offers over 2300 sq.ft. of living space. The living room has 11 large window and boasts vaulted ceilings, a striking feature wall with a fireplace, and flows seamlessly into the open-to-below dining area. They both overlook a large deck with breathtaking views of a lake-like pond. The kitchen is beautifully designed and paired with a spacious spice kitchen, perfect for meal prep. A main floor bedroom and full bathroom provide flexibility for guests or multi-generational living, while the oversized mudroom offers abundant storage. Upstairs, the luxurious primary suite features custom glass walls in both the bedroom and ensuite, creating a designer touch. Two additional spacious bedrooms, a full bathroom, and a bonus room with a cozy fireplace provide ample space for the family. Convenient upper-level laundry adds to the ease of daily living. Enjoy backyard access from the walkout basement, near a future school, park, and amenities.

Built in 2025

Essential Information

MLS® # E4453017

Price \$749,300



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,339
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 August 14th, 2025

Days on Market 10

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 24th, 2025 at 3:32pm MDT