

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$699,900 - 104 Lilac Close, Leduc**

MLS® #E4453648

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,535 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

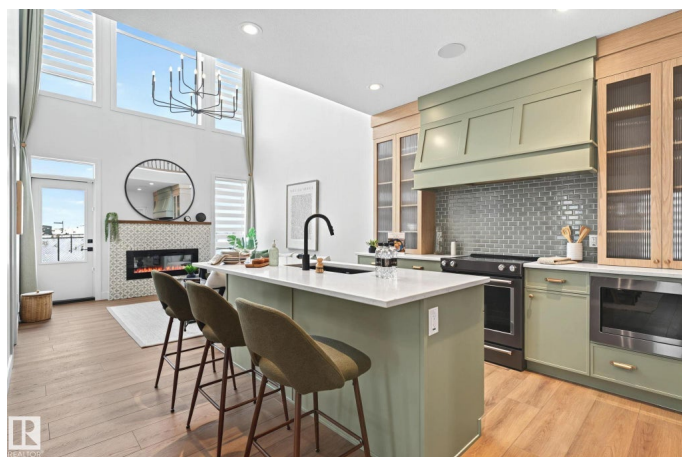
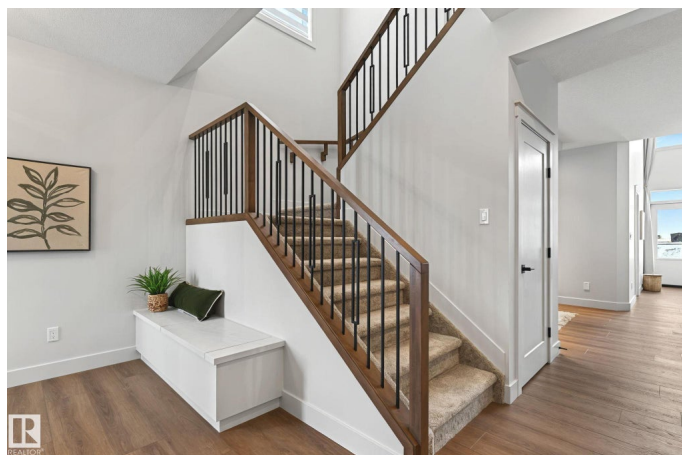
Welcome to Woodbend, 2500+ sq.ft home with 4 Bedroom, 3.5 Bath home Backs onto Walkway with Pond View. Award Winning Builder Montorio Homes offers the Venice Model. This Classic Beauty Mixed with Many Upgraded Modern Details Featuring 18' Feet Open to Below in the Great Room, c/w Electric Fireplace with Upgraded Tile/Mantel. The Floorplan is Ideal for Families Looking for Functional Living Spaces offering a Bedroom/Full Bathroom on MF, Mudroom and Walk-through Pantry and Upstairs Laundry. A Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, Plenty or Large Windows for Natural Light Throughout. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Upgraded Cabinets, Quartz Countertops, Backsplash, 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. Pictures are of Showhome and may differ to the actual home.

Built in 2025

### **Essential Information**

MLS® # E4453648

Price \$699,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,535                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 104 Lilac Close |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1R3         |

### Amenities

|               |                                                                                                                                                                                                      |
|---------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking       | Double Garage Attached                                                                                                                                                                               |
| Is Waterfront | Yes                                                                                                                                                                                                  |

### 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, Schools, Shopping Nearby, Stream/Pond, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                   |
| Foundation        | Slab                                                                                 |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 66                |
| Zoning         | Zone 81           |

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Listing information last updated on October 23rd, 2025 at 8:47am MDT