

## \$669,900 - 216 Basin Court, Leduc

MLS® #E4445748

**\$669,900**

4 Bedroom, 3.00 Bathroom, 2,642 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Discover the perfect blend of space, style, and location in this stunning brand-new home nestled in a quiet cul-de-sac in Leduc's most desirable community. Situated on a pie-shaped lot, this property backs onto mature green space, an ice hockey rink, and offers views of the community pond; a rare and highly sought-after combination. Step inside to a thoughtfully designed main floor featuring a spacious living room, with a mainfloor bedroom & full bath, plus a walkthrough pantry you will love! Upstairs, you'll find a bright bonus room, three additional bedrooms, and a well-appointed laundry room. The luxurious primary suite is a true retreat with a private balcony overlooking the pond and hockey rink, perfect for morning coffee or evening relaxation. The oversized triple car garage includes an extra-high third bay, ideal for RV parking or additional storage. This home combines elegant finishes, functional layout, and unmatched location—all just minutes from

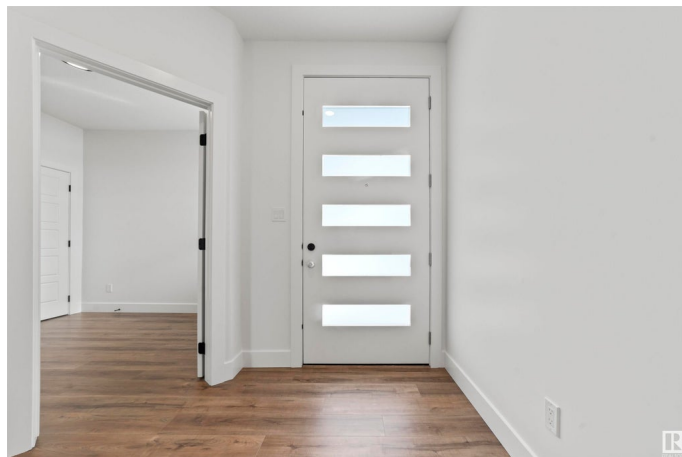
Built in 2024

### Essential Information

MLS® # E4445748

Price \$669,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,642                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 216 Basin Court |
| Area        | Leduc           |
| Subdivision | Black Stone     |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T2R 0A2         |

### Amenities

|               |                                                                                                               |
|---------------|---------------------------------------------------------------------------------------------------------------|
| Amenities     | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking       | RV Parking, Triple Garage Attached                                                                            |
| Is Waterfront | Yes                                                                                                           |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Wall Mount                              |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, Level Land, No Through Road, Playground Nearby, |

|              |                    |
|--------------|--------------------|
|              | Stream/Pond        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| Middle     | West Haven Public School |
| High       | Ohpaho Secondary School  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 33             |
| Zoning         | Zone 81        |

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Listing information last updated on August 5th, 2025 at 7:17am MDT