

# \$569,900 - 325 Bluff Cove, Leduc

MLS® #E4447417

## \$569,900

4 Bedroom, 3.00 Bathroom, 2,043 sqft  
Single Family on 0.00 Acres

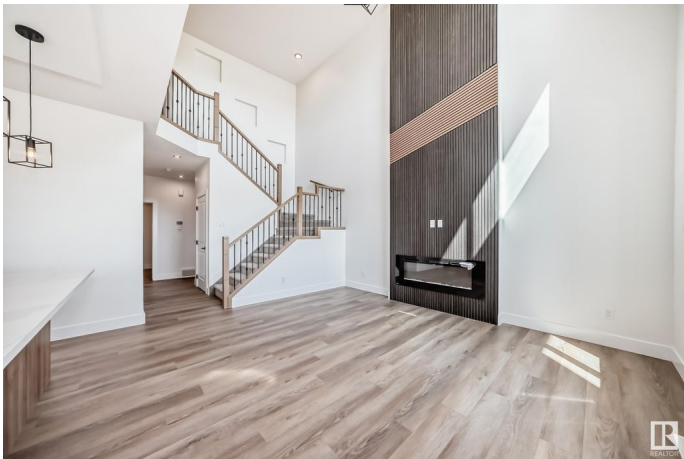
Black Stone, Leduc, AB

Welcome to this stunning brand-new 4-bedroom, 3-full-bath home in a quiet, family-friendly Leduc neighborhood. Combining modern design with comfort, it features an open-concept layout, a bright living room, and a stylish kitchen. A fourth bedroom with a full washroom on the mainfloor gives you an extra space to utilize as a home office or guest room. Upstairs, the primary suite includes a walk-in closet and a luxurious ensuite, complemented by two additional bedrooms, a full bathroom, and an upper-level laundry. With no neighbours at the back, the backyard is perfect for outdoor fun, and the attached garage provides convenient, secure parking and storage. This home offers quality living in a thriving community.

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447417  |
| Price          | \$569,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,043     |
| Acres          | 0.00      |
| Year Built     | 2025      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 325 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1R5        |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Hot Water Tankless |
| Parking   | Double Garage Attached                                                          |

### Interior

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

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior          | Wood, Vinyl                                        |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Level Land |
| 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 11th, 2025

Days on Market 27

Zoning Zone 81

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Listing information last updated on August 7th, 2025 at 12:03pm MDT