

## \$749,000 - 222 Linden Loop, Leduc

MLS® #E4440340

**\$749,000**

4 Bedroom, 3.00 Bathroom, 2,275 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

### WALKOUT BASEMENT! REGULAR LOT!

Designed with elegance and functionality, this home boasts an open-to-below great room and dining area, flooding the space with natural light from 11 expansive windows. The main floor offers a bedroom and full bathroom, perfect for guests or multi-generational living. The gourmet kitchen is complemented by a spacious spice kitchen with a window, ensuring seamless meal prep. Upstairs, the luxurious primary suite features custom glass walls in both the bedroom and ensuite, exuding sophistication. Two additional bedrooms, a full bathroom, and a bonus room provide ample living space. Stylish spindle railings and wainscoting add charm throughout, while black plumbing fixtures and modern lighting enhance the contemporary feel. Walkout basement and Side Entrance offers endless potential, complete with a slider door and window for added light. Situated near a future school and park, this home is perfect for families looking for comfort, style, and convenience.

Built in 2025

### Essential Information

MLS® # E4440340

Price \$749,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,275
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                      June 4th, 2025

Days on Market                57

Zoning                            Zone 81

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