

## \$589,907 - 407 Pine Point, Leduc

MLS® #E4443361

**\$589,907**

4 Bedroom, 3.00 Bathroom, 2,026 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

FULLY Upgraded home built on Huge LOT. Welcome to this beautifully brand NEW ready to MOVE-IN 2,000+ sq ft home located in the desirable community. Designed with both style and functionality in mind, this upgraded home is perfect for families and multi-generational living. 4 spacious BEDROOMS & 3 FULL bathrooms – including a main floor bed/Den and full bath. Gourmet kitchen with high-end finishes and brand-NEW appliances, SPICE KITCHEN-perfect for culinary enthusiasts. Electric fireplace in OPEN to BELOW living area and window blinds for added comfort. Oversized DOUBLE car garage. Stairs with GLASS railing and step LIGHTS leads upstairs, where you will find primary bed w/ 5 pc ENSUITE & walk-in closet, additional 2 bedrooms and bonus room. Laundry is on upper level for your comfort. Unfinished basement with SEPARATE SIDE ENTRANCE and 3 WINDOWS-ready for a future in-law suite or legal suite (income potential). Located in a family-friendly neighborhood close to parks, schools, and major commuter routes.

Built in 2025

### Essential Information

MLS® # E4443361

Price \$589,907



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,026                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 407 Pine Point |
| Area        | Leduc          |
| Subdivision | Woodbend       |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1S7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home, Secured Parking, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Electric, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, No Through Road, Playground Nearby, Schools, Shopping Nearby |

|              |                             |
|--------------|-----------------------------|
| Roof         | Asphalt Shingles            |
| Construction | Wood, Asphalt, Stone, Vinyl |
| Foundation   | Concrete Perimeter          |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 81         |

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Listing information last updated on July 3rd, 2025 at 9:17pm MDT