

## \$749,300 - 222 Linden Loop, Leduc

MLS® #E4453017

**\$749,300**

4 Bedroom, 3.00 Bathroom, 2,339 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

**WALKOUT BASEMENT! REGULAR LOT! LAKE-LIKE POND VIEW!** This stunning home offers over 2300 sq.ft. of living space. The living room has 11 large window and boasts vaulted ceilings, a striking feature wall with a fireplace, and flows seamlessly into the open-to-below dining area. They both overlook a large deck with breathtaking views of a lake-like pond. The kitchen is beautifully designed and paired with a spacious spice kitchen, perfect for meal prep. A main floor bedroom and full bathroom provide flexibility for guests or multi-generational living, while the oversized mudroom offers abundant storage. Upstairs, the luxurious primary suite features custom glass walls in both the bedroom and ensuite, creating a designer touch. Two additional spacious bedrooms, a full bathroom, and a bonus room with a cozy fireplace provide ample space for the family. Convenient upper-level laundry adds to the ease of daily living. Enjoy backyard access from the walkout basement, near a future school, park, and amenities.

Built in 2025

### Essential Information

MLS® # E4453017

Price \$749,300



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,339                  |
| 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                      August 14th, 2025

Days on Market                21

Zoning                            Zone 81

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