

## \$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        |

### **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        11  
Zoning                    Zone 81

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