

# \$709,000 - 119 Lilac Close, Leduc

MLS® #E4444232

**\$709,000**

4 Bedroom, 3.00 Bathroom, 2,281 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Double Garage Detached Home located in a peaceful community while being conveniently close to all amenities. Main floor with Open to above Living area with fireplace & stunning feature wall. Main floor bedroom with closet and full bath. BEAUTIFUL extended kitchen with Centre island. Spice Kitchen with lot of cabinets. Dining nook with access to backyard . Oak staircase leads to spacious bonus room. Huge Primary bedroom with 5pc fully custom ensuite & W/I closet. Two more bedrooms with common bathroom. Laundry on 2nd floor with sink. Unfinished basement waiting for your personal finishes.

Built in 2025

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4444232               |
| Price          | \$709,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,281                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 119 Lilac Close |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1R3         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Vinyl                                          |
| Exterior Features | Airport Nearby, Cul-De-Sac, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Vinyl                                          |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 66              |
| Zoning         | Zone 81         |

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Listing information last updated on August 30th, 2025 at 3:32am MDT