

# \$569,900 - 325 Bluff Cove, Leduc

MLS® #E4447417

## \$569,900

4 Bedroom, 3.00 Bathroom, 2,043 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this stunning brand-new 4-bedroom, 3-full-bath home in a quiet, family-friendly Leduc neighborhood. Combining modern design with comfort, it features an open-concept layout, a bright living room, and a stylish kitchen. A fourth bedroom with a full washroom on the mainfloor gives you an extra space to utilize as a home office or guest room. Upstairs, the primary suite includes a walk-in closet and a luxurious ensuite, complemented by two additional bedrooms, a full bathroom, and an upper-level laundry. With no neighbours at the back, the backyard is perfect for outdoor fun, and the attached garage provides convenient, secure parking and storage. This home offers quality living in a thriving community.

Built in 2025

### Essential Information

MLS® #	E4447417
Price	\$569,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,043
Acres	0.00
Year Built	2025



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	325 Bluff Cove
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R5

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Hot Water Tankless
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Level Land
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	West Haven Public School
Middle	West Haven Public School

High Ohpaho Secondary School

### **Additional Information**

Date Listed July 11th, 2025

Days on Market 14

Zoning Zone 81

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