# \$595,000 - 374 Bluff Cove, Leduc

MLS® #E4423364

#### \$595.000

4 Bedroom, 3.50 Bathroom, 1,686 sqft Single Family on 0.00 Acres

Black Stone, Leduc, AB

Don't miss this fantastic opportunity! This move-in-ready 3-bed home in Blackstone, Leduc offers a bright open-concept kitchen, dining, and living area with a cozy fireplace. Unlike recent sales in the area, this home has completed landscaping, saving you time and money! The upper floor boasts three bedrooms, a spacious family room, a convenient laundry room, and a full bathroom. The primary bedroom features a walk-in closet and an ensuite, providing a private retreat. The suited basement offers an excellent income opportunity or extra space for the family. Located close to all amenities, this home is the perfect blend of comfort, convenience, and investment potential!



#### **Essential Information**

MLS®# E4423364 Price \$595,000 4 **Bedrooms** 

3.50 **Bathrooms** 

**Full Baths** 3

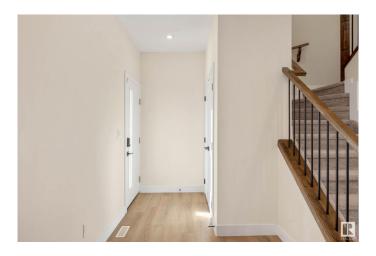
Half Baths 1 Square Footage 1,686

Acres 0.00

Year Built 2022







Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 374 Bluff Cove

Area Leduc

Subdivision Black Stone

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1M9

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two,

Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed February 28th, 2025

Days on Market 63

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 6:32am MDT