

## \$639,000 - 408 Pine Point, Leduc

MLS® #E4427051

**\$639,000**

4 Bedroom, 2.50 Bathroom, 2,231 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

REGULAR 28 POCKET LOT! Welcome to this beautiful home featuring 2230 sq ft of living space in Woodbend Leduc. This gorgeous property offers a very practical layout for your family to enjoy. The kitchen offers a large island with waterfall Quartz countertops and plenty of beautiful dual-tone cabinets. With high ceilings that are open to the second level and a cozy electric fireplace, the living room is the perfect space for your family gatherings. Upstairs you will find the additional 3 bedrooms (including the HUGE master w/ private ensuite and a balcony), a bonus room, laundry & the third bathroom. Upgraded lighting (undercabinets, step lights) and plumbing throughout, wall panelling, duradeck with picket railing, 8 foot doors throughout the house (entry and closets), floor drain in the garage, are just some of the upgrades. Total of 4 bedrooms with a separate entry to the basement and backs onto the walking trail, This home is a MUST see.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4427051  |
| Price     | \$639,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,231                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 408 Pine Point |
| Area        | Leduc          |
| Subdivision | Woodbend       |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1S7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached, Front Drive Access   |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener, Hood Fan   |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Asphalt, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Cul-De-Sac, Golf Nearby, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Asphalt, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 22nd, 2025

Days on Market                68

Zoning                            Zone 81

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Listing information last updated on May 29th, 2025 at 12:17pm MDT