

Courtesy Of John Rota Of Exp Realty

## \$525,000 - 112 Bluff Cove, Leduc

MLS® #E4449375

**\$525,000**

3 Bedroom, 3.50 Bathroom, 1,461 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to 112 Bluff Cove, a modern 1,460 sq ft two-storey home in Leduc. Featuring 3 bedrooms and 3.5 bathrooms, this home boasts 9 foot ceilings and large windows that fill the space with natural light. The open concept main floor includes a contemporary kitchen with a central island and a cozy living room with an electric fireplace perfect for relaxing evenings with family and friends. Upstairs, the primary bedroom offers a four-piece ensuite and walk-in closet, plus two additional bedrooms, a full bath, and convenient laundry. A well-maintained lawn provides the perfect setting for outdoor entertaining, with a gas line and space to gather around a BBQ or a fire table. The unfinished basement with a separate side entrance has a full bathroom for a potential suite opportunity. Central air conditioning, double attached garage and custom blinds throughout the house complete this inviting home. Conveniently close to major routes, schools, Century Mile Racetrack, Leduc Common shopping, and Pigeon Lake Park.

Built in 2024

### Essential Information

MLS® # E4449375

Price \$525,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,461
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	112 Bluff Cove
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M8

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St.Benedict's Elementary
Middle	Ecole Leduc Junior High
High	Leduc Composite High

### **Additional Information**

Date Listed	July 24th, 2025
Days on Market	24
Zoning	Zone 81

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