

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$579,900 - 346 Balsam Link, Leduc

MLS® #E4454544

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,068 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

**OVERSIZED TANDEM HEATED GARAGE! BETTER THAN NEW! LANDSCAPED & BACKING WALKING TRAIL!** This 2068 sq ft 3 bed, 2.5 bath Bedrock stunner shows good as new & loaded with value! Feat: dream tandem garage w/ epoxy floors & heater, A/C, 9' ceilings on the main & lower, quartz countertops throughout, luxury laminate flooring, side entryway, electric fireplace, & more! Open concept main floor w/ massive south facing windows; gorgeous kitchen w/ huge island, s/s appliances, corner pantry, spacious dining area & good sized living room. Upstairs brings 3 bedrooms, inc the primary bed w/ lovely walk in closet & 5 pce ensuite. Large bonus room, laundry, & 4 pce bath. The basement is unfinished, but roughed in for future legal suite, or finish it with the 4th bedroom, bath & rec room w/ tons of storage. Your backyard is nicely landscaped w/ custom deck, firepit. & grass for the kids to play. Steps to the park, Woodbend Market & Ohpaho School. Amazing package, a must see!

Built in 2020

### Essential Information

MLS® # E4454544

Price \$579,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,068                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 346 Balsam Link |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1L5         |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Heated, Over Sized, Tandem                                           |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 24th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 81           |

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Listing information last updated on September 11th, 2025 at 4:47am MDT