

## **\$625,000 - 233 Linden Loop, Leduc**

MLS® #E4455382

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,698 sqft  
Single Family on 0.00 Acres

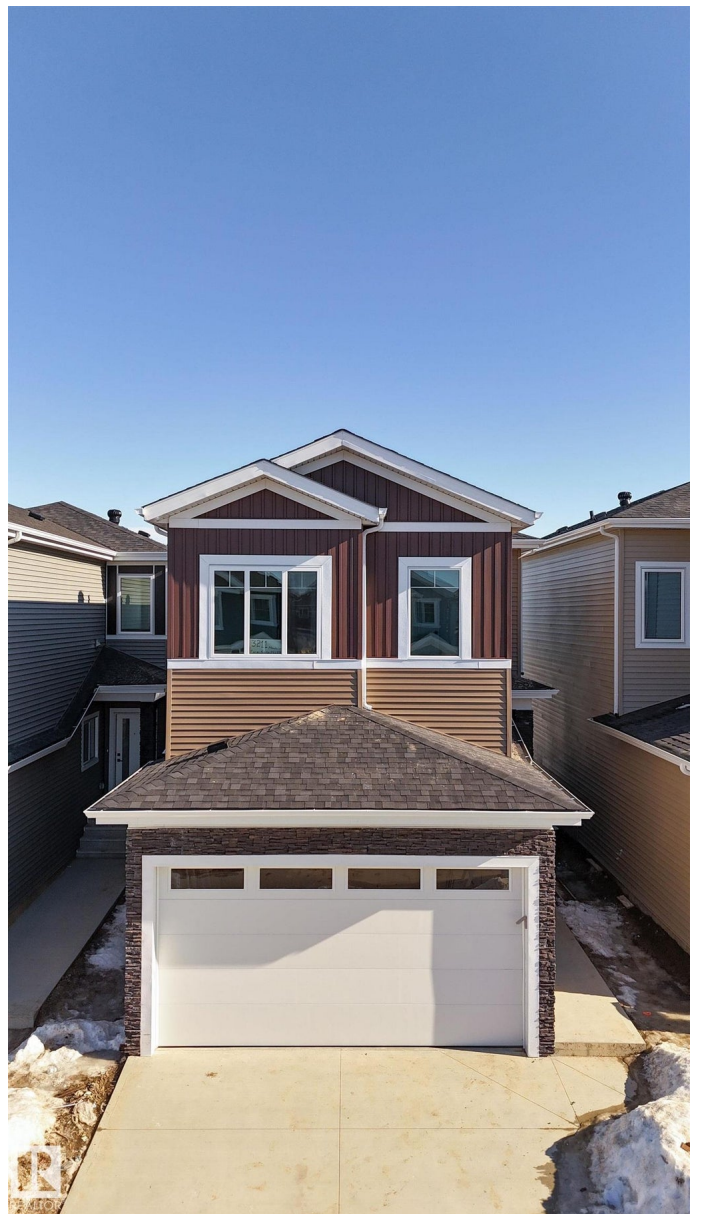
Woodbend, Leduc, AB

Welcome to this Beautiful house built by SINGH BUILDERS. This house offers around 1700 SQFT with LEGAL BASEMENT SUITE. On the main Floor you have Sleek designed Kitchen with Pantry and big Living Space with a Feature wall. A half washroom on main floor complete its functionality. Top floor offers 3 Bedrooms , 2 Full washrooms and a Bonus Room. Master bedroom has big windows and ensuite washroom. Laundry on this top floor add more convenience and completes the floor. Basement is LEGAL with a side entrance and Separate laundry and Separate Furnace. Basement has 2 bedrooms and a washroom and good size Kitchen. Perfect for extended family and for Renting. (PHOTOS ARE REPRESENTATIVE)

Built in 2025

### **Essential Information**

MLS® #	E4455382
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,698
Acres	0.00
Year Built	2025



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

### **Community Information**

Address	233 Linden Loop
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T2

### **Amenities**

Amenities	Ceiling 9 ft., Hot Water Natural Gas, See Remarks, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed August 29th, 2025  
Days on Market 20  
Zoning Zone 81



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Listing information last updated on September 18th, 2025 at 10:47am MDT