

Courtesy Of Levi Hooft Of Exp Realty

## \$689,900 - 12 J Brown Place, Leduc

MLS® #E4442268

**\$689,900**

4 Bedroom, 3.50 Bathroom, 2,958 sqft

Single Family on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

This custom-built home offers nearly 3,000 sq. ft. of living space in a quiet cul-de-sac with stunning views of West Point Lake. The main floor boasts a spacious master suite with direct access to an oversized deck, a bright kitchen/living area, formal dining room, front seating area, main-floor laundry, a powder room, and excellent vaulted ceilings. Upstairs, youâ€™ll find two large bedrooms, a 4-piece bath, and a flexible space for an office, study, or play area. The walkout basement currently has demountable rooms for flexible use, a hot tub room/bedroom, and double doors leading just steps to the lake. Relax with heated floors and appreciate the updated electrical systems for added peace of mind. This home has been meticulously maintained and move-in ready, this home blends comfort, style, and a breathtaking location.

Built in 1993

### Essential Information

MLS® #	E4442268
Price	\$689,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,958



Acres	0.00
Year Built	1993
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	12 J Brown Place
Area	Leduc
Subdivision	Lakeside Estates (Leduc)
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6P9

### **Amenities**

Amenities	Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Glass Door, Remote Control
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Playground Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby, Stream/Pond, Waterfront Property
Roof	Vinyl Shingles
Construction	Wood, Brick, Stucco

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            June 13th, 2025

Days on Market      2

Zoning                 Zone 81

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