

## \$534,900 - 111 Bluff Cove, Leduc

MLS® #E4453811

### \$534,900

3 Bedroom, 2.50 Bathroom, 1,768 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to your New Home in Black Stone. Spacious OPEN FLOOR PLAN with an AMAZING Living Room, Electric Fireplace & soaring 17'™ Ceiling. GORGEOUS KITCHEN with SS appliances, Island, walk-in pantry and a good-sized dining area overlooking the back yard and family sized concrete patio area. The main floor is finished with large entry way & 1/2 bath. Upstairs you will find 3 bedrooms, 4 piece bath, Laundry and a Den/Flex room. The primary suite features a spa-like en-suite with double sinks, separate walk-in shower, a soaker tub & large walk-in closet. The other 2 bedrooms are spacious & have Blackout Cellular Blinds. The basement is unfinished (9 ft. ceiling) has a separate entrance and ready to BUILD A LEGAL SUITE. Enjoy the outdoors in your landscaped and fenced back yard. Don't miss out on this wonderful family home. Available for a quick possession.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453811  |
| Price      | \$534,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,768                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 111 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1M8        |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated                                             |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | See Remarks                                                                                                       |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 20th, 2025

Days on Market                3

Zoning                              Zone 81

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Listing information last updated on August 23rd, 2025 at 10:17am MDT