

# \$539,900 - 331 Bluff Cove, Leduc

MLS® #E4459808

## \$539,900

3 Bedroom, 3.00 Bathroom, 2,165 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this exceptional home in the desirable Blackstone community of Leduc. The main floor features two open-to-above areas, one in the foyer and one in the living room, creating a bright and airy feel. A front walk-in closet with bench and hooks provides practical storage for families. Also on the main floor are a den, a full bathroom with standing shower, a walkthrough spice kitchen, a modern kitchen with sleek finishes, and a living room highlighted by a striking feature wall with electric fireplace. Upstairs are three well-sized bedrooms, including a primary suite with a five-piece ensuite and a stylish accent wall. A versatile bonus room overlooks both the front and back of the home, enhancing the open layout. The basement includes a separate side entrance, offering excellent potential for future development.

Built in 2025

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459808  |
| Price          | \$539,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,165     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 331 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1R5        |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                                 |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Remote Control                          |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                     |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Vinyl                                                                                     |
| Foundation        | Concrete Perimeter                                                                              |

### Additional Information

Date Listed September 26th, 2025

Days on Market 30

Zoning Zone 81

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