

## \$595,000 - 338 Balsam Link, Leduc

MLS® #E4441590

**\$595,000**

3 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

WAY BETTER than brand new! This 2215 sqft STUNNER in Woodbend is LOADED with EXTRAS you won't get in a new build. The Perks: HEATED, oversized garage (hello 29.5' depth on one side!) with finished walls & poly floor! The yard? Already fenced, fully landscaped, west-facing with a giant COMPOSITE deck plus pads ready for a hot tub and shed! Inside? Stay cool with A/C & upgraded blinds! You'll LOVE the luxury vinyl plank floor, large entry & SUNLIGHT galore. The kitchen is a SHOWSTOPPER with quartz, SS appliances, HUGE 5x7 island & walk-through pantry. Even a mainfloor den! Upstairs offers a great bonus room, spacious LAUNDRY ROOM, 2 large bedrooms, and a DREAMY primary with GORGEOUS ensuite! Backing a walking trail, steps to parks, schools, shops & more! Quick to Costco, outlet mall, Hwy 2/39/60 & airport. Golf, skiing & Pigeon lake are close too! This BEAUTY is complete move-in ready VALUE! Move in & ENJOY!

Built in 2020

### Essential Information

MLS® # E4441590

Price \$595,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,216
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	338 Balsam Link
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L4

### **Amenities**

Amenities	Air Conditioner, No Smoking Home, Vinyl Windows
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground

Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	6
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 8:17pm MDT