

## \$671,900 - 315 Balsam Link, Leduc

MLS® #E4434917

**\$671,900**

4 Bedroom, 3.50 Bathroom, 2,449 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to your dream home—an impeccably designed 4-bedroom, 4-bathroom, 2 story backing a walking trail! Upstairs features 3 spacious bedrooms, a bonus room, and laundry room. The primary suite overlooks the yard with oversized windows, a barn door leads to the ensuite featuring dual back to back vanities, his & hers closets, a soaker tub, tiled shower, and a private water closet. The secondary bath offers double sinks and a tub/shower combo. The fully finished basement adds a spacious living room with wet bar, gas fireplace, 4th bedroom, and a 3-piece bath. The open-concept kitchen stuns with black stainless appliances, gas stove, quartz countertops, spacious island with seating for 4, and a walk-through pantry with a coffee bar that leads to the garage. A spacious mudroom offers plenty of storage. Patio doors lead to a south facing backyard with a 26' x 14' deck with pergola and a 10' live edge bar, built-in bench seating, and a privacy screen—an entertainer's dream!

Built in 2019

### Essential Information

MLS® # E4434917

Price \$671,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,449
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	315 Balsam Link
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L4

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, No Smoking Home, Wet Bar, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	31
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 7th, 2025 at 1:47pm MDT