\$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.



Essential Information

MLS® # E4459808

Price \$539,900

Bedrooms 3

Bathrooms 3.00

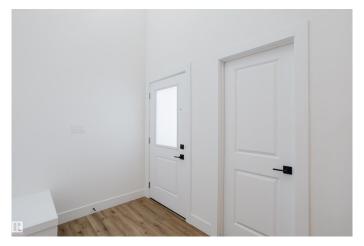
Full Baths 3

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 34

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 October 30th, 2025 at 9:47am MDT