

## \$595,000 - 374 Bluff Cove, Leduc

MLS® #E4423364

**\$595,000**

4 Bedroom, 3.50 Bathroom, 1,686 sqft  
Single Family on 0.00 Acres

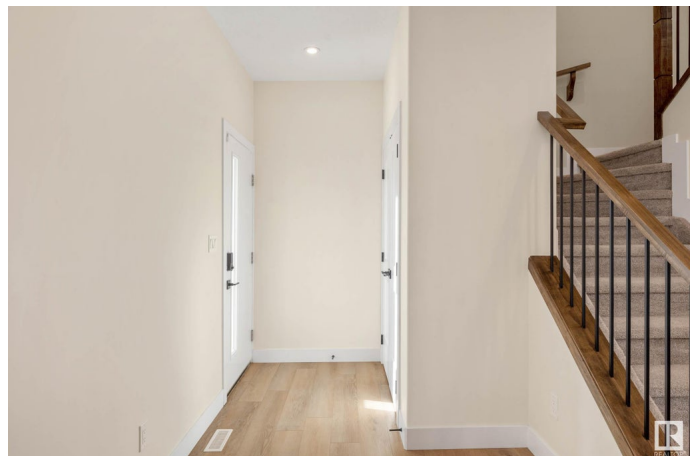
Black Stone, Leduc, AB

Don't miss this fantastic opportunity! This move-in-ready 3-bed home in Blackstone, Leduc offers a bright open-concept kitchen, dining, and living area with a cozy fireplace. Unlike recent sales in the area, this home has completed landscaping, saving you time and money! The upper floor boasts three bedrooms, a spacious family room, a convenient laundry room, and a full bathroom. The primary bedroom features a walk-in closet and an ensuite, providing a private retreat. The suited basement offers an excellent income opportunity or extra space for the family. Located close to all amenities, this home is the perfect blend of comfort, convenience, and investment potential!

Built in 2022

### Essential Information

MLS® #	E4423364
Price	\$595,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,686
Acres	0.00
Year Built	2022



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	374 Bluff Cove
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1M9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	42
Zoning	Zone 81

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 April 11th, 2025 at 5:47pm MDT