

\$589,000 - 235 Linden Loop, Leduc

MLS® #E4464845

\$589,000

5 Bedroom, 3.50 Bathroom, 1,688 sqft
Single Family on 0.00 Acres

Woodbend, Leduc, AB

This home offers just under 1,700 sq. ft. of living space and includes a LEGAL BASEMENT SUITE. The main floor features a sleek modern kitchen that has lots of cabinetry and island space with a pantry, a spacious living area with a feature wall and fireplace, and a convenient half bath. Upstairs, youâ€™™ll find three bedrooms, two full bathrooms, and a bonus room. The primary bedroom includes large windows and an ensuite, while the laundry area on this floor adds extra convenience. The legal basement suite has a SEPARATE SIDE ENTRANCE, its own laundry, and a separate furnace. It includes two bedrooms, a full bathroom, and a well-sized kitchen â€” perfect for extended family or as a rental opportunity.

Built in 2025

Essential Information

MLS® #	E4464845
Price	\$589,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,688
Acres	0.00



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

Community Information

Address	235 Linden Loop
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T2

Amenities

Amenities	Ceiling 9 ft., Hot Water Natural Gas, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Builder Appliance Credit
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

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

Additional Information

Date Listed November 5th, 2025

Days on Market 1

Zoning Zone 81

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