

## \$520,000 - 112 Bluff Cove, Leduc

MLS® #E4449375

**\$520,000**

3 Bedroom, 3.50 Bathroom, 1,461 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to 112 Bluff Cove, a modern 1,460 sq ft two-storey home in Leduc. Featuring 3 bedrooms and 3.5 bathrooms, this home boasts 9 foot ceilings and large windows that fill the space with natural light. The open concept main floor includes a contemporary kitchen with a central island and a cozy living room with an electric fireplace perfect for relaxing evenings with family and friends. Upstairs, the primary bedroom offers a four-piece ensuite and walk-in closet, plus two additional bedrooms, a full bath, and convenient laundry. A well-maintained lawn provides the perfect setting for outdoor entertaining, with a gas line and space to gather around a BBQ or a fire table. The unfinished basement with a separate side entrance has a full bathroom for a potential suite opportunity. Central air conditioning, double attached garage and custom blinds throughout the house complete this inviting home. Conveniently close to major routes, schools, Century Mile Racetrack, Leduc Common shopping, and Pigeon Lake Park.

Built in 2024

### Essential Information

MLS® # E4449375

Price \$520,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,461                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 112 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1M8        |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Insert                                                                                                         |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

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

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Level Land, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | St.Benedict's Elementary |
| Middle     | Ecole Leduc Junior High  |
| High       | Leduc Composite High     |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 69              |
| Zoning         | Zone 81         |

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Listing information last updated on September 30th, 2025 at 9:47pm MDT