

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

MLS® #E4423364

**\$595,000**

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

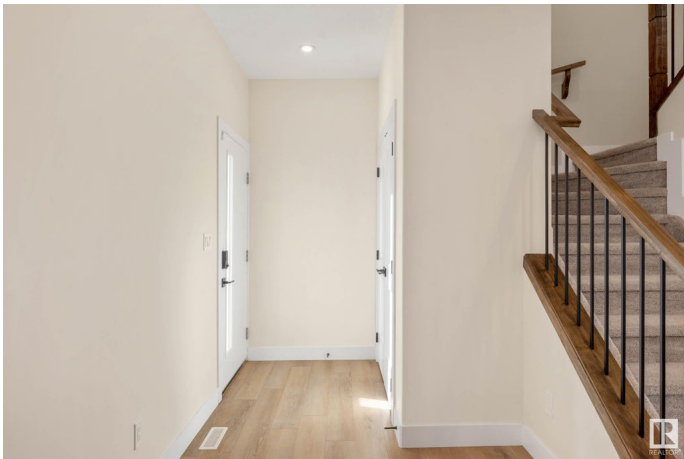
Black Stone, Leduc, AB

Donâ€™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 | 51                  |
| 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 April 20th, 2025 at 7:17am MDT