

\$625,000 - 233 Linden Loop, Leduc

MLS® #E4455382

\$625,000

3 Bedroom, 3.00 Bathroom, 1,698 sqft
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this Beautiful house built by SINGH BUILDERS. This house offers around 1700 SQFT with LEGAL BASEMENT SUITE. On the main Floor you have Sleek designed Kitchen with Pantry and big Living Space with a Feature wall. A half washroom on main floor complete its functionality. Top floor offers 3 Bedrooms , 2 Full washrooms and a Bonus Room. Master bedroom has big windows and ensuite washroom. Laundry on this top floor add more convenience and completes the floor. Basement is LEGAL with a side entrance and Separate laundry and Separate Furnace. Basement has 2 bedrooms and a washroom and good size Kitchen. Perfect for extended family and for Renting. (PHOTOS ARE REPRESENTATIVE)

Built in 2025

Essential Information

MLS® #	E4455382
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,698
Acres	0.00
Year Built	2025



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

Community Information

Address	233 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, See Remarks, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

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, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed August 29th, 2025
Days on Market 55
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 23rd, 2025 at 4:02am MDT