

## \$674,990 - 12 J Brown Place, Leduc

MLS® #E4457246

**\$674,990**

4 Bedroom, 3.50 Bathroom, 2,958 sqft

Single Family on 0.00 Acres

Lakeside Estates (Leduc), Leduc, AB

This custom-built home offers nearly 3,000 sq. ft. of living space in a quiet cul-de-sac with stunning views of West Point Lake. The main floor boasts a spacious master suite with direct access to an oversized deck, a bright kitchen/living area, formal dining room, front seating area, main-floor laundry, a powder room, and excellent vaulted ceilings. Upstairs, you'll find two large bedrooms, a 4-piece bath, and a flexible space for an office, study, or play area. The walkout basement currently has demountable rooms for flexible use, a hot tub room/bedroom, and double doors leading just steps to the lake. Relax with heated floors and appreciate the updated electrical systems for added peace of mind. This home has been meticulously maintained and move-in ready, this home blends comfort, style, and a breathtaking location.

Built in 1993

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457246  |
| Price          | \$674,990 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 2,958     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1993                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12 J Brown Place         |
| Area        | Leduc                    |
| Subdivision | Lakeside Estates (Leduc) |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 6P9                  |

### Amenities

|               |                                                                                                    |
|---------------|----------------------------------------------------------------------------------------------------|
| Amenities     | Hot Tub, Hot Water Natural Gas, No Animal Home, No Smoking Home, Vaulted Ceiling, Walkout Basement |
| Parking       | Double Garage Attached                                                                             |
| Is Waterfront | Yes                                                                                                |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher - Energy Star, Dryer, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Corner, Glass Door, Remote Control                                               |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Stucco                                                                                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Playground Nearby, Private Setting, Recreation Use, Schools, Shopping Nearby, Stream/Pond, Waterfront Property |
| Roof              | Vinyl Shingles                                                                                                                                                                                 |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Brick, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 52                   |
| Zoning         | Zone 81              |

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Listing information last updated on November 2nd, 2025 at 10:17am MST