

## \$595,000 - 338 Balsam Link, Leduc

MLS® #E4441590

**\$595,000**

3 Bedroom, 2.50 Bathroom, 2,216 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

WAY BETTER than brand new! This 2215 sqft STUNNER in Woodbend is LOADED with EXTRAS you won't get in a new build. The Perks: HEATED, oversized garage (hello 29.5' depth on one side!) with finished walls & poly floor! The yard? Already fenced, fully landscaped, west-facing with a giant COMPOSITE deck plus pads ready for a hot tub and shed! Inside? Stay cool with A/C & upgraded blinds! You'll LOVE the luxury vinyl plank floor, large entry & SUNLIGHT galore. The kitchen is a SHOWSTOPPER with quartz, SS appliances, HUGE 5x7 island & walk-through pantry. Even a mainfloor den! Upstairs offers a great bonus room, spacious LAUNDRY ROOM, 2 large bedrooms, and a DREAMY primary with GORGEOUS ensuite! Backing a walking trail, steps to parks, schools, shops & more! Quick to Costco, outlet mall, Hwy 2/39/60 & airport. Golf, skiing & Pigeon lake are close too! This BEAUTY is complete move-in ready VALUE! Move in & ENJOY!

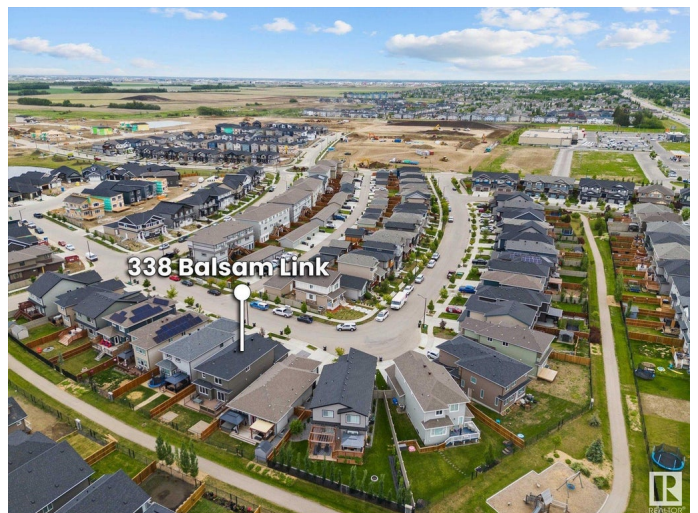
Built in 2020

### Essential Information

MLS® # E4441590

Price \$595,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,216                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 338 Balsam Link |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1L4         |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached, Over Sized              |

### Interior

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Full, Unfinished                                                                                                                                                                     |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Playground |

Nearby, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 81         |

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Listing information last updated on June 17th, 2025 at 7:02am MDT