

## \$529,900 - 111 Bluff Cove, Leduc

MLS® #E4453811

**\$529,900**

3 Bedroom, 2.50 Bathroom, 1,768 sqft

Single Family on 0.00 Acres

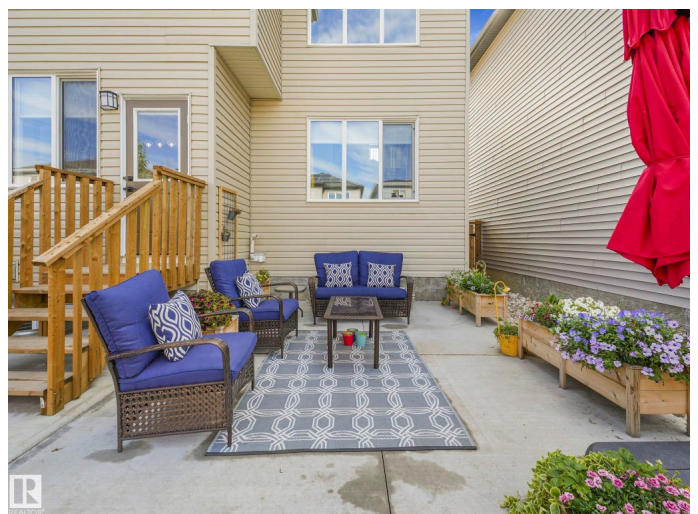
Black Stone, Leduc, AB

JUST REDUCED!! Welcome to your New Home in Black Stone. Spacious OPEN FLOOR PLAN with an AMAZING Living Room, Electric Fireplace & soaring 17'™ Ceiling. GORGEOUS KITCHEN with SS appliances, Island, walk-in pantry and a good-sized dining area overlooking the back yard and family sized concrete patio area. The main floor is finished with large entry way & 1/2 bath. Upstairs you will find 3 bedrooms, 4 piece bath, Laundry and a Den/Flex room. The primary suite features a spa-like en-suite with double sinks, separate walk-in shower, a soaker tub & large walk-in closet. The other 2 bedrooms are spacious & have Blackout Cellular Blinds. The basement is unfinished (9 ft. ceiling) has a separate entrance and ready to BUILD A LEGAL SUITE. Enjoy the outdoors in your landscaped and fenced back yard. Don't miss out on this wonderful family home. Available for a quick possession.

Built in 2023

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453811  |
| Price      | \$529,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,768                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 111 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1M8        |

### Amenities

|           |                                                                               |
|-----------|-------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, Patio, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached, Insulated                                             |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Fireplace         | Yes                                                                                                               |
| Fireplaces        | See Remarks                                                                                                       |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                |
| Exterior Features | Fenced, Landscaped, Level Land, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                           |
| Construction      | Wood, Vinyl                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 20th, 2025

Days on Market                11

Zoning                            Zone 81

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Listing information last updated on August 31st, 2025 at 7:17pm MDT