

\$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

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 June 17th, 2025 at 8:47pm MDT