

# \$595,000 - 374 Bluff Cove, Leduc

MLS® #E4423364

**\$595,000**

4 Bedroom, 3.50 Bathroom, 1,686 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Donâ€™t miss this fantastic opportunity! This move-in-ready 3-bed home in Blackstone, Leduc offers a bright open-concept kitchen, dining, and living area with a cozy fireplace. Unlike recent sales in the area, this home has completed landscaping, saving you time and money! The upper floor boasts three bedrooms, a spacious family room, a convenient laundry room, and a full bathroom. The primary bedroom features a walk-in closet and an ensuite, providing a private retreat. The suited basement offers an excellent income opportunity or extra space for the family. Located close to all amenities, this home is the perfect blend of comfort, convenience, and investment potential!

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4423364  |
| Price          | \$595,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,686     |
| Acres          | 0.00      |
| Year Built     | 2022      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 374 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1M9        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 28th, 2025 |
| Days on Market | 58                  |
| Zoning         | Zone 81             |

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