

# \$549,900 - 371 Bluff Cove, Leduc

MLS® #E4458262

## \$549,900

4 Bedroom, 4.00 Bathroom, 2,368 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Brand new home in the community of Blackstone. The main floor features an extended kitchen with plenty of cabinetry, a large walkthrough pantry, spacious living and dining areas, a den, and a full bathroom with standing shower. Upstairs you will find four bedrooms, including two with their own ensuites. The primary bedroom offers a five-piece ensuite and walk-in closet. A convenient laundry room is also located on the upper level. The basement has a separate side entrance, providing excellent potential for future development. Backing onto a future school site and close to parks, shopping, and other amenities, this home combines comfort and convenience for everyday living

Built in 2025

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4458262      |
| Price          | \$549,900     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,368         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 371 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1M9        |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                                 |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Remote Control                          |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                           |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 17th, 2025 |
|-------------|----------------------|

Days on Market 1

Zoning Zone 81

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Listing information last updated on September 18th, 2025 at 6:47am MDT