

Courtesy Of DeeAnn L Hotte Of KIC Realty

\$775,000 - 3 Boulder Court, Leduc

MLS® #E4441860

\$775,000

4 Bedroom, 3.50 Bathroom, 2,098 sqft
Single Family on 0.00 Acres

Black Stone, Leduc, AB

This is the one you've been waiting for! A stunning walkout two-storey backing onto green space with peaceful pond views—just steps from walking trails, park benches, a playground, and an outdoor skating rink. The perfect setting for outdoor living all year round! Inside, you're greeted with soaring open-to-below ceilings, a cozy gas fireplace, and huge windows that fill the space with natural light. The kitchen is a showstopper with extended cabinetry, a fridge-freezer combo, walkthrough pantry, and stylish lighting. Plus, there's a main floor office for the ideal work-from-home setup. Upstairs features a spacious bonus room and a dreamy primary suite with a spa-like ensuite—soaker tub, body-jet shower, double sinks, and heated floors. Laundry connects right to the walk-in closet for ultimate convenience. The fully finished walkout basement offers a 4th bedroom, full bath, large rec room, and tons of storage. The oversized triple garage fits four vehicles and includes hot/cold water and a floor drain.

Built in 2019

Essential Information

MLS® #	E4441860
Price	\$775,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,098
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3 Boulder Court
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H2

Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Over Sized, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven Public School
Middle	Ohpaho Secondary School
High	Ohpaho Secondary School

Additional Information

Date Listed	June 12th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on June 16th, 2025 at 2:17pm MDT