

\$489,000 - 310 Balsam Link, Leduc

MLS® #E4458519

\$489,000

3 Bedroom, 2.50 Bathroom, 1,604 sqft
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this beautiful home in the heart of Leduc! The main floor features a bright and inviting living room with a stunning feature wall and electric fireplace, creating the perfect space to relax or entertain guests. The modern kitchen is designed with style and functionality in mind, offering plenty of space for cooking and gathering. Upstairs, youâ€™ll find a spacious bonus room, two generously sized bedrooms, and a primary suite with a private ensuite bathroom, providing a relaxing retreat at the end of the day. The 9 ft ceilings throughout the home enhance the open, airy feel, while the upgraded deck is perfect for outdoor entertaining. A double detached garage offers secure parking and extra storage. Located close to schools, parks, and all amenities, this home truly has it all for modern family living.

Built in 2021

Essential Information

MLS® #	E4458519
Price	\$489,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,604



Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	310 Balsam Link
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L2

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Parking-Extra
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 19th, 2025
-------------	----------------------

Days on Market 28

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 October 17th, 2025 at 2:03pm MDT