

# \$539,900 - 335 Bluff Cove, Leduc

MLS® #E4465407

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,980 sqft  
Single Family on 0.00 Acres

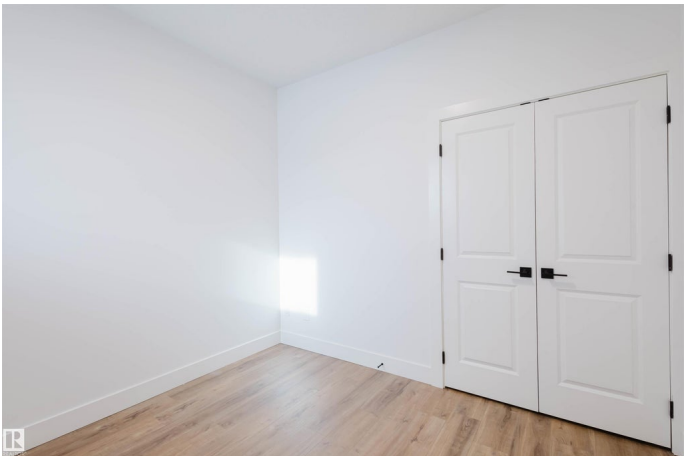
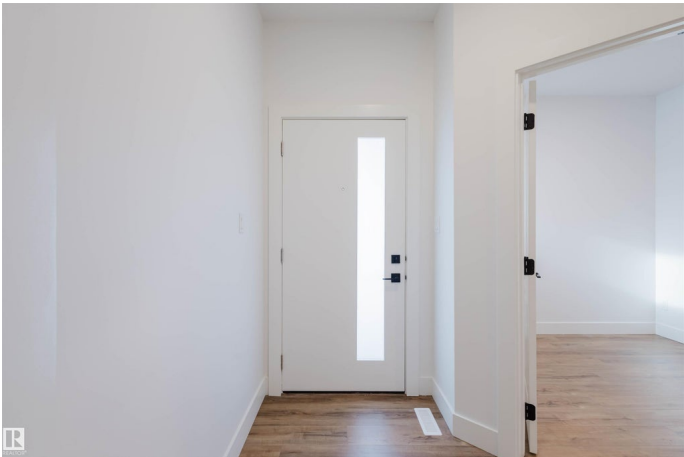
Black Stone, Leduc, AB

Welcome to this beautifully designed 4-bedroom, 3-bathroom home located in the desirable community of Blackstone in Leduc. The main floor features modern vinyl plank flooring, 9-foot ceilings, and an impressive open-to-above living room that allows for an abundance of natural light. A main-floor bedroom and full bathroom offer flexible living options, ideal for guests or multi-generational families. The kitchen is equipped with contemporary finishes and connects seamlessly to the dining area, making it perfect for everyday living and entertaining. Upstairs, youâ€™™ll find three spacious bedrooms, including a primary suite with a 5-piece ensuite featuring a separate shower and soaker tub. The unfinished basement includes a separate entrance for potential future development. Located close to schools, parks, and amenities, this home offers both comfort and convenience in a growing family-friendly neighbourhood.

Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465407  |
| Price     | \$539,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,980                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 335 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1S2        |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows |
| 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, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 10th, 2025 |
| Days on Market | 5                   |
| 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 November 15th, 2025 at 5:17pm MST