

## **\$494,900 - 301 Juniper Cove, Leduc**

MLS® #E4443103

**\$494,900**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

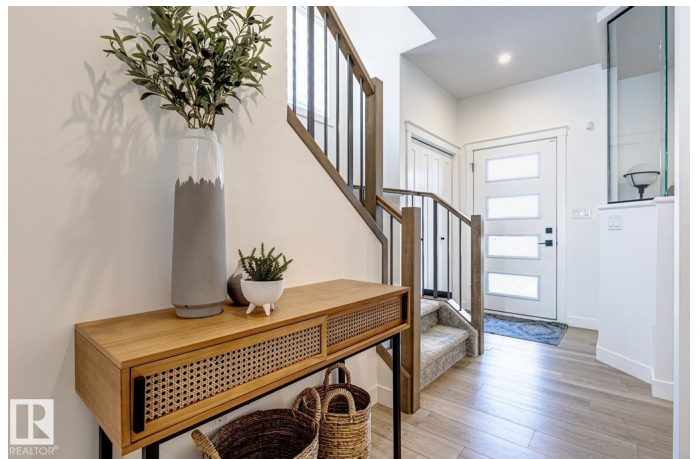
Built by Award Winning Builder, Montorio Homes, Situated in the Desirable Community of Woodbend. With almost 1700 Square Feet this Spacious Home Offers a Total of 4 bedrooms, 3 Full Bathrooms (one on main floor). A Beautiful Kitchen with Quartz Countertops,, Stylish Backsplash and Walk in Pantry, a Spacious Great Room w/Electric Fireplace, 9' Ceilings on Main Floor. Tiled Floors in Upstairs Bathrooms/Laundry and a Smart Home Security Package. Situated on a Corner Lot Which Offers Additional Street Parking and an Abundance of Windows throughout the home (includes 2 in the basement. A SEPERATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Close to All Amenities, Shopping and Schools, Within Walking Distance to the New 8-12 Ohpaho Secondary School, a 10 minute drive to the Airport and a 20 Minute Commute to South Edmonton. This Family Friendly Community, Offers Plenty of Walking Paths, Storm Ponds and Nature! Pictures are of Showhome and may differ to the actual home.

Built in 2025

### **Essential Information**

MLS® # E4443103

Price \$494,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,673
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	301 Juniper Cove
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1S7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Microwave Hood Fan
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Back Lane, Corner Lot, Flat Site, Level Land, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	65
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 August 21st, 2025 at 3:17am MDT