

# \$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 22

Zoning Zone 81

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Listing information last updated on October 11th, 2025 at 7:32pm MDT