

Courtesy Of David Lofthaug Of Bode

## \$569,900 - 304 Juniper Cove, Leduc

MLS® #E4433306

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,984 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

The Victor by San Rufo Homes is the kind of home that just feels good to walk into. The main floor welcomes you with an open layout that flows effortlessly from the kitchen to the dining nook and great room. A large island with a flush eating ledge anchors the space while the walk-in pantry, conveniently located just off the mudroom, keeps the kitchen clutter-free while making grocery drop-off a breeze. A fireplace adds a warm focal point in the great room, and the soaring open-to-above ceilings make the whole space feel bright, airy, and connected to the second floor. Upstairs, the bonus room is ready for movie marathons, game nights, or a quiet escape. The primary bedroom features a walk-in closet and a spa-inspired ensuite with dual sinks, a drop-in tub, and a separate shower. Both secondary bedrooms have their own walk-in closets and built-in study nooks. A full bathroom and laundry room just steps from all the bedrooms round out the upstairs layout. Photos are representative

Built in 2025

### Essential Information

MLS® # E4433306

Price \$569,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,984                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 304 Juniper Cove |
| Area        | Leduc            |
| Subdivision | Woodbend         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1S7          |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Landscaped, Park/Reserve, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                             |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 110              |
| Zoning         | Zone 81          |

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