

\$619,900 - 329 Balsam Link, Leduc

MLS® #E4460143

\$619,900

4 Bedroom, 3.00 Bathroom, 1,979 sqft
Single Family on 0.00 Acres

Woodbend, Leduc, AB

Live the good life in the highly desirable community of Woodbend, Leduc, with this exquisite home backing onto scenic walking trails. A grand open-to-above foyer sets the tone, leading into a sun-filled great room with soaring vaulted ceilings and a striking electric fireplace. The gourmet kitchen showcases quartz countertops, a walk-in pantry, and a spacious dining nook—ideal for both everyday living and entertaining. Thoughtfully designed for families, the main floor offers a bedroom and full bath, while upstairs features a serene bonus room, a luxurious primary suite with a spa-inspired 5-piece ensuite, two additional bedrooms, a 4-piece bath, and convenient laundry. Every level impresses with 9ft™ ceilings and refined finishes. A side entry to basement provides incredible potential for a future suite or the ultimate retreat. Outside, enjoy gatherings on the expansive deck, with a double garage completing the perfect blend of modern comfort and timeless style in a family-friendly neighborhood.

Built in 2024

Essential Information

MLS® #	E4460143
Price	\$619,900
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	1,979
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	329 Balsam Link
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L2

Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Washer, Oven Built-In-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, No Back Lane, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 29th, 2025
Days on Market	34
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 2nd, 2025 at 5:02pm MST