# \$469,900 - 301 Juniper Cove, Leduc

MLS® #E4443103

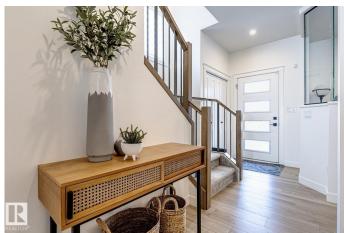
#### \$469.900

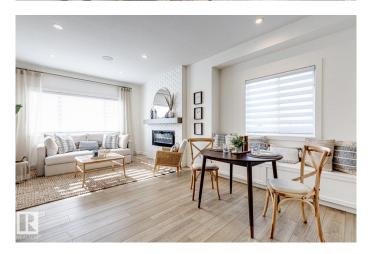
4 Bedroom, 3.00 Bathroom, 1,673 sqft Single Family on 0.00 Acres

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 \$469,900 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 140

Zoning Zone 81

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Listing information last updated on November 4th, 2025 at 2:32am MST