

# \$539,900 - 329 Bluff Cove, Leduc

MLS® #E4458265

## \$539,900

4 Bedroom, 3.00 Bathroom, 2,085 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this beautifully designed 4-bedroom, 3-bathroom home located in the desirable community of Blackstone in Leduc. The main floor features modern vinyl plank flooring, 9-foot ceilings, and an impressive open-to-above living room that allows for an abundance of natural light. A main-floor bedroom and full bathroom offer flexible living options, ideal for guests or multi-generational families. The kitchen is equipped with contemporary finishes and connects seamlessly to the dining area, making it perfect for everyday living and entertaining. Upstairs, you’ll find three spacious bedrooms, including a primary suite with a 5-piece ensuite featuring a separate shower and soaker tub. The unfinished basement includes a separate entrance for potential future development. Located close to schools, parks, and amenities, this home offers both comfort and convenience in a growing family-friendly neighbourhood.



Built in 2025

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458265  |
| Price     | \$539,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 2,085                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 329 Bluff Cove |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1R5        |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                                 |

### Interior

|                   |                                         |
|-------------------|-----------------------------------------|
| Interior Features | ensuite bathroom                        |
| Appliances        | Garage Control, Garage Opener, Hood Fan |
| Heating           | Forced Air-1, Natural Gas               |
| Fireplace         | Yes                                     |
| Fireplaces        | Remote Control                          |
| Stories           | 2                                       |
| Has Basement      | Yes                                     |
| Basement          | Full, Unfinished                        |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                 |
| Exterior Features | Airport Nearby, Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 33                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 20th, 2025 at 11:47am MDT