

## \$669,900 - 216 Basin Court, Leduc

MLS® #E4445748

**\$669,900**

4 Bedroom, 3.00 Bathroom, 2,642 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Discover the perfect blend of space, style, and location in this stunning brand-new home nestled in a quiet cul-de-sac in Leduc's most desirable community. Situated on a pie-shaped lot, this property backs onto mature green space, an ice hockey rink, and offers views of the community pond; a rare and highly sought-after combination. Step inside to a thoughtfully designed main floor featuring a spacious living room, with a mainfloor bedroom & full bath, plus a walkthrough pantry you will love! Upstairs, you'll find a bright bonus room, three additional bedrooms, and a well-appointed laundry room. The luxurious primary suite is a true retreat with a private balcony overlooking the pond and hockey rink, perfect for morning coffee or evening relaxation. The oversized triple car garage includes an extra-high third bay, ideal for RV parking or additional storage. This home combines elegant finishes, functional layout, and unmatched location—all just minutes from

Built in 2024

### Essential Information

MLS® # E4445748

Price \$669,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,642
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	216 Basin Court
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T2R 0A2

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, 9 ft. Basement Ceiling
Parking	RV Parking, Triple Garage Attached
Is Waterfront	Yes

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, Level Land, No Through Road, Playground Nearby,

	Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	West Haven Public School
Middle	West Haven Public School
High	Ohpaho Secondary School

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	20
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 July 22nd, 2025 at 9:32pm MDT