

Courtesy Of Liam E Whalen Of Exp Realty

## \$889,900 - 118 Lilac Close, Leduc

MLS® #E4447037

**\$889,900**

4 Bedroom, 3.00 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this stunning executive walkout bungalow nestled in the desirable community of Woodbend. Offering over 2,750 sq ft of beautifully finished living space, this home combines luxury, comfort, and thoughtful design. Step inside & you'll find striking wood beam accents, a cozy 50" electric fireplace & a custom tile shower in the spa-like ensuite. The oversized double attached garage is complemented by elegant stonework across the entire front. Perfect for entertaining, the walkout basement features 9ft ceilings, a wet bar & opens to a serene backyard that backs onto a tranquil pond. Imagine relaxing in the hot tub with picturesque views right from your own yard. This home includes 4 bedrooms & 3 bathrooms, providing plenty of space for family & guests. Additional highlights include triple pane windows, air-conditioning & a heated garage, ideal for year-round comfort. With shopping conveniently nearby & exceptional curb appeal, this property truly offers everything you could want in your next home.

Built in 2023

### Essential Information

MLS® # E4447037

Price \$889,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,543
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	118 Lilac Close
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R3

### Amenities

Amenities	Ceiling 9 ft., Deck, Wet Bar, See Remarks
Parking	Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, Garage Heater, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Stone, Vinyl
----------	-----------------------------

Exterior Features	Airport Nearby, Backs Onto Lake, Cul-De-Sac, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	5
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 15th, 2025 at 12:17am MDT