

\$579,900 - 346 Balsam Link, Leduc

MLS® #E4454544

\$579,900

3 Bedroom, 2.50 Bathroom, 2,068 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

OVERSIZED TANDEM HEATED GARAGE! BETTER THAN NEW! LANDSCAPED & BACKING WALKING TRAIL! This 2068 sq ft 3 bed, 2.5 bath Bedrock stunner shows good as new & loaded with value! Feat: dream tandem garage w/ epoxy floors & heater, A/C, 9' ceilings on the main & lower, quartz countertops throughout, luxury laminate flooring, side entryway, electric fireplace, & more! Open concept main floor w/ massive south facing windows; gorgeous kitchen w/ huge island, s/s appliances, corner pantry, spacious dining area & good sized living room. Upstairs brings 3 bedrooms, inc the primary bed w/ lovely walk in closet & 5 pce ensuite. Large bonus room, laundry, & 4 pce bath. The basement is unfinished, but roughed in for future legal suite, or finish it with the 4th bedroom, bath & rec room w/ tons of storage. Your backyard is nicely landscaped w/ custom deck, firepit. & grass for the kids to play. Steps to the park, Woodbend Market & Ohpaho School. Amazing package, a must see!

Built in 2020

Essential Information

MLS® #	E4454544
Price	\$579,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,068
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	346 Balsam Link
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L5

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Vinyl Windows, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Heated, Over Sized, Tandem

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 24th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on August 26th, 2025 at 4:47pm MDT