

Courtesy Of Joe D Esposito Of Century 21 Masters

## \$579,900 - 280 Lodge Pole Place, Leduc

MLS® #E4461155

**\$579,900**

4 Bedroom, 3.00 Bathroom, 2,077 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

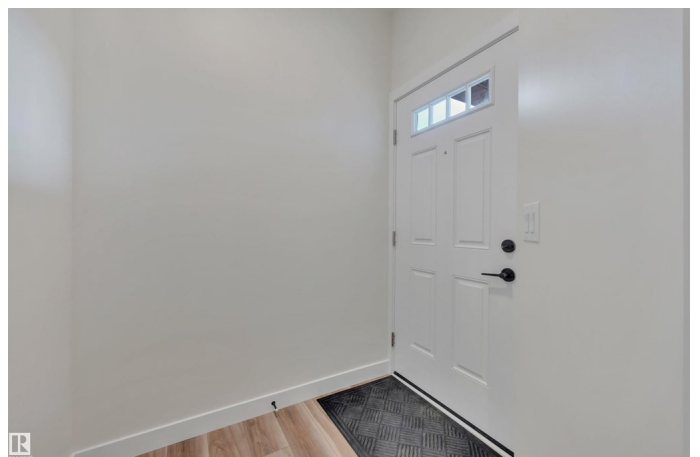
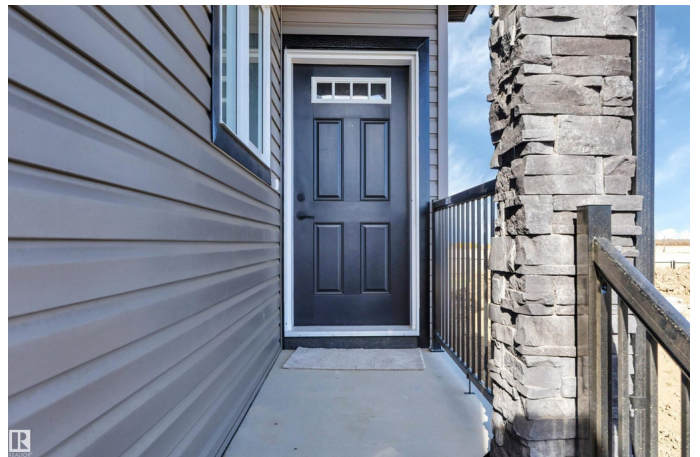
Introducing the Victor, remarkable family-focused home BACKING GREENSPACE offering over 2000 sft of intelligently designed living space. Stunning features with 9' mainfloor ceilings, open-to-above greatroom, main floor bdrm, & full bathroom, perfect for MULTI-GENERATIONAL living. SIDE ENTRANCE enhances the home's visual appeal while paving the way for future possibilities, including potential legal suite. Main floor effortlessly integrates style & functionality, showcasing an OPEN-CONCEPT layout that connects the kitchen, dining area, & greatroom. Dramatic two-storey ceiling, the kitchen stands out with a SPACIOUS ISLAND, WALK-THRU PANTRY, & luxurious full QUARTZ countertops. Upstairs, the BONUS ROOM overlooks the great room, enriching the sense of airiness. Primary suite includes a WALK-IN CLOSET, spa-inspired ensuite with DUAL SINKS, drop-in tub, & separate shower. Both additional bedrooms feature WALK-IN CLOSETS, built-in STUDY NOOKS, making them ideal for homework, plus convenient UPPER LEVEL LAUNDRY.

Built in 2025

### Essential Information

MLS® #

E4461155



|                |                        |
|----------------|------------------------|
| Price          | \$579,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,077                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 280 Lodge Pole Place |
| Area        | Leduc                |
| Subdivision | Woodbend             |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0K7              |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Composition, Vinyl                                        |
| Exterior Features | Level Land, Low Maintenance Landscape, Park/Reserve, Playground |

|              |                          |
|--------------|--------------------------|
|              | Nearby, Shopping Nearby  |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Composition, Vinyl |
| Foundation   | Concrete Perimeter       |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | West Haven Public School |
| Middle     | Ohpaho Secondary School  |
| High       | Leduc Composite High     |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 7                 |
| Zoning         | Zone 81           |

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Listing information last updated on October 14th, 2025 at 10:32am MDT