

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## \$494,900 - 301 Juniper Cove, Leduc

MLS® #E4443103

**\$494,900**

4 Bedroom, 3.00 Bathroom, 1,673 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Built by Award Winning Builder, Montorio Homes, Situated in the Desirable Community of Woodbend. With almost 1700 Square Feet this Spacious Home Offers a Total of 4 bedrooms, 3 Full Bathrooms (one on main floor). A Beautiful Kitchen with Quartz Countertops,, Stylish Backsplash and Walk in Pantry, a Spacious Great Room w/Electric Fireplace, 9' Ceilings on Main Floor. Tiled Floors in Upstairs Bathrooms/Laundry and a Smart Home Security Package. Situated on a Corner Lot Which Offers Additional Street Parking and an Abundance of Windows throughout the home (includes 2 in the basement. A SEPERATE ENTRANCE to the Basement for Future Rental Income Generating Suite. Close to All Amenities, Shopping and Schools, Within Walking Distance to the New 8-12 Ohpaho Secondary School, a 10 minute drive to the Airport and a 20 Minute Commute to South Edmonton. This Family Friendly Community, Offers Plenty of Walking Paths, Storm Ponds and Nature! Pictures are of Showhome and may differ to the actual home.

Built in 2025

### Essential Information

MLS® # E4443103

Price \$494,900

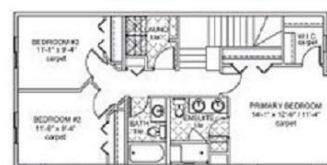


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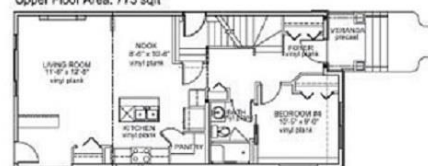
Job 2597-WB

301 Juniper Cove, Leduc

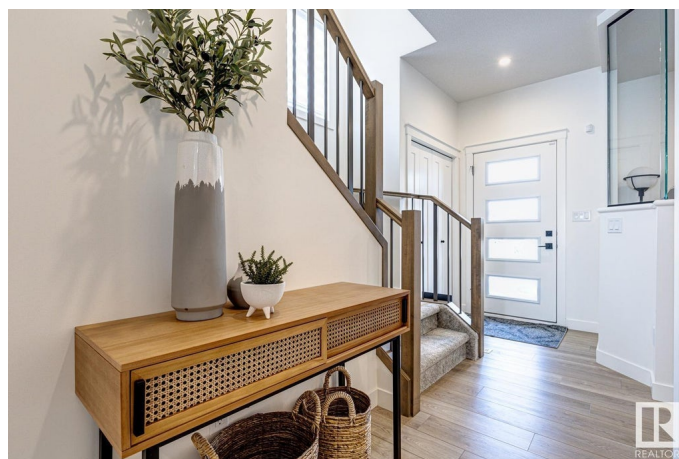
3,612 sqft  
9'-1" Main Floor Ceiling Height  
Vinyl Plank throughout Main Floor  
Quartz Countertops in Kitchen & Bathrooms  
Smart Home Security System  
Side Entrance  
Bedroom & Full Bath on Main Floor  
Stand-up Shower in Ensuite  
Electric Fireplace in Living Room  
Tile in all Second Floor Bathrooms  
Appliance Allowance  
Triple Pane Windows  
High Efficiency Furnace



Upper Floor Area: 773 sqft



Main Floor Area: 839 sqft



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,673                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 301 Juniper Cove |
| Area        | Leduc            |
| Subdivision | Woodbend         |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 1S7          |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System |
| Parking   | Parking Pad Cement/Paved  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Corner Lot, Flat Site, Level Land, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 17th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 81         |



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Listing information last updated on June 30th, 2025 at 11:32pm MDT