

## \$575,000 - 78 Dunlop Wynd, Leduc

MLS® #E4441811

**\$575,000**

3 Bedroom, 2.50 Bathroom, 1,925 sqft

Single Family on 0.00 Acres

Tribute, Leduc, AB

Step into this beautifully maintained single family home that showcases true pride of ownership. The bright, open-concept main level is perfect for today's family lifestyle, featuring stunning wood floors throughout the living areas & carpet in the bedrooms for added comfort. Upstairs, a spacious bonus room provides a flexible area for playtime, work, or relaxation. Two bedrooms share a convenient jack & jill style bathroom making morning routines simple. The generously sized primary bedroom offers a luxurious five piece ensuite & walk-in closet – your personal haven. The staircase leads down to an unfinished basement that includes a potential bedroom, offering plenty of space & options to customize to your needs. The fully fenced and landscaped backyard features a fully permitted composite deck (2024) & hot tub, creating the perfect setting to relax, entertain & create lasting memories. Meticulously cared for & thoughtfully designed, this home is ready for your family to move in and enjoy !

Built in 2012

### Essential Information

MLS® # E4441811

Price \$575,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,925                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 78 Dunlop Wynd |
| Area        | Leduc          |
| Subdivision | Tribute        |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 0J7        |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | Hot Tub, No Smoking Home, Patio |
| Parking   | Double Garage Attached          |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, 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 | Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                            |
| Construction      | Wood, Vinyl                                 |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 11th, 2025  
Days on Market                4  
Zoning                              Zone 81

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