

\$775,000 - 3 Boulder Court, Leduc

MLS® #E4441860

\$775,000

4 Bedroom, 3.50 Bathroom, 2,098 sqft
Single Family on 0.00 Acres

Black Stone, Leduc, AB

This is the one youâ€™ve been waiting for! A stunning walkout two-storey backing onto green space with peaceful pond viewsâ€”just steps from walking trails, park benches, a playground, and an outdoor skating rink. The perfect setting for outdoor living all year round! Inside, youâ€™re greeted with soaring open-to-below ceilings, a cozy gas fireplace, and huge windows that fill the space with natural light. The kitchen is a showstopper with extended cabinetry, a fridge-freezer combo, walkthrough pantry, and stylish lighting. Plus, thereâ€™s a main floor office for the ideal work-from-home setup. Upstairs features a spacious bonus room and a dreamy primary suite with a spa-like ensuiteâ€”soaker tub, body-jet shower, double sinks, and heated floors. Laundry connects right to the walk-in closet for ultimate convenience. The fully finished walkout basement offers a 4th bedroom, full bath, large rec room, and tons of storage. The oversized triple garage fits four vehicles and includes hot/cold water and a floor drain.

Built in 2019

Essential Information

| | |
|--------|-----------|
| MLS® # | E4441860 |
| Price | \$775,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,098 |
| Acres | 0.00 |
| Year Built | 2019 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 3 Boulder Court |
| Area | Leduc |
| Subdivision | Black Stone |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1H2 |

Amenities

| | |
|----------------|--|
| Amenities | Off Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking Spaces | 6 |
| Parking | Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

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|----------------|-----------------|
| Date Listed | June 12th, 2025 |
| Days on Market | 3 |
| Zoning | Zone 81 |

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Listing information last updated on June 15th, 2025 at 6:32pm MDT