

Courtesy Of Kristie A Basaraba Of Century 21 Leading

## **\$699,900 - 104 Lilac Close, Leduc**

MLS® #E4453648

**\$699,900**

4 Bedroom, 3.50 Bathroom, 2,535 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

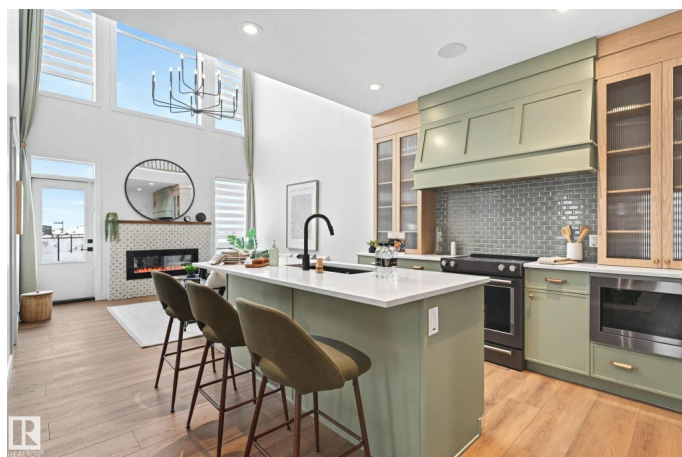
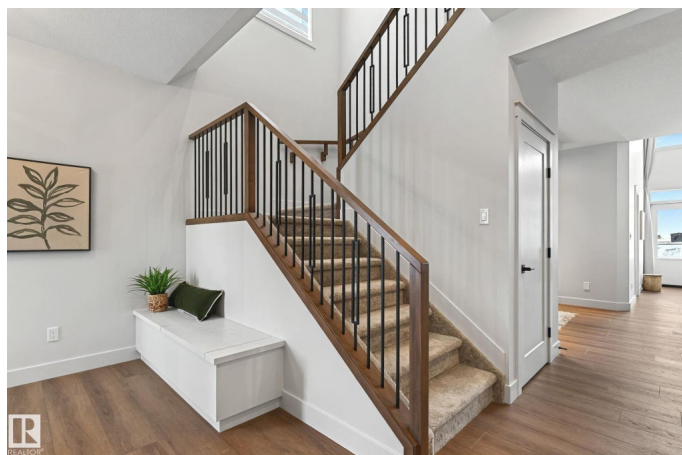
Welcome to Woodbend, 2500+ sq.ft home with 4 Bedroom, 3.5 Bath home Backs onto Walkway with Pond View. Award Winning Builder Montorio Homes offers the Venice Model. This Classic Beauty Mixed with Many Upgraded Modern Details Featuring 18' Feet Open to Below in the Great Room, c/w Electric Fireplace with Upgraded Tile/Mantel. The Floorplan is Ideal for Families Looking for Functional Living Spaces offering a Bedroom/Full Bathroom on MF, Mudroom and Walk-through Pantry and Upstairs Laundry. A Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, Plenty or Large Windows for Natural Light Throughout. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, Upgraded Cabinets, Quartz Countertops, Backsplash, Upgraded Railing, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Close Access to Edmonton and the Airport which Provides Residents with Easy Access to the city without the hustle and bustle. Pictures are of Showhome and may differ to the actual home.

Built in 2025

### **Essential Information**

MLS® # E4453648

Price \$699,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,535
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	104 Lilac Close
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1R3

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, HRV System
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Schools, Shopping Nearby, Stream/Pond, See Remarks, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	August 18th, 2025
Days on Market	2
Zoning	Zone 81

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Listing information last updated on August 20th, 2025 at 4:32am MDT