

## \$709,900 - 125 Lilac Close, Leduc

MLS® #E4463496

**\$709,900**

4 Bedroom, 3.00 Bathroom, 2,452 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

This brand-new upgraded detached home with a double car garage offers an exceptional blend of luxury and functionality. The main entrance opens to a grand open-to-above living area, setting the tone for the spacious design throughout. The home features two living spaces—both open to above—including a cozy family area with a beautiful feature wall and fireplace. The main floor also includes a bedroom with a full bathroom. The stunning extended kitchen boasts a large center island and a massive spice kitchen with abundant cabinetry, while the dining nook provides easy access to the backyard. An elegant oak staircase leads to a bonus room accented with a stylish feature wall. The huge primary bedroom showcases an accent wall, tray ceiling, walk-in closet, and a luxurious 5-piece custom ensuite. Two additional bedrooms share a well-appointed full bathroom, and the second-floor laundry comes equipped with a sink for added convenience. Completing the home is a side



Built in 2025

### Essential Information

MLS® # E4463496

Price \$709,900

Bedrooms 4

|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,452                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 125 Lilac Close |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1R3         |

### Amenities

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., No Animal Home, No Smoking Home, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                 |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                      |
|-------------------|------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                     |
| Construction      | Wood, Stone, Vinyl                                   |
| Foundation        | Concrete Perimeter                                   |

### Additional Information

Date Listed           October 24th, 2025

Days on Market     3

Zoning               Zone 81

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