



## 329 BALSAM LINK Leduc AB

\$609,900

REGULAR LOT! Perfect Home in the desirable community of Woodbend, Leduc backing on to WALKING TRAIL. Welcome to this beautiful home featuring 2056 sq ft of living space with 4 Bedrooms and 3 Bathrooms. Home features an open-to-above foyer, a spacious great room with large windows and an electric fireplace for cozy evenings, and a gourmet kitchen with quartz countertops. The main floor also includes a bedroom, a large dining nook, a walk-in pantry, a 3-piece bathroom, and a mudroom. Upstairs, you'll find a bonus room, a master bedroom with a 5-piece ensuite, 2 additional bedrooms, a common washroom, and a laundry room. Luxurious finishings throughout the house with feature wall. All 3 floors have 9' ceiling height. The home also includes a legal side entry, providing great potential for future suite development. Outside, the large deck is perfect for entertaining, complete with a double car garage, this home offers modern comfort and style in a family-friendly neighborhood surrounded by walking trails and parks.

Listing Presented By:



Originally Listed by:  
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