

\$669,900 - 216 Basin Court, Leduc

MLS® #E4445748

\$669,900

4 Bedroom, 3.00 Bathroom, 2,642 sqft

Single Family on 0.00 Acres

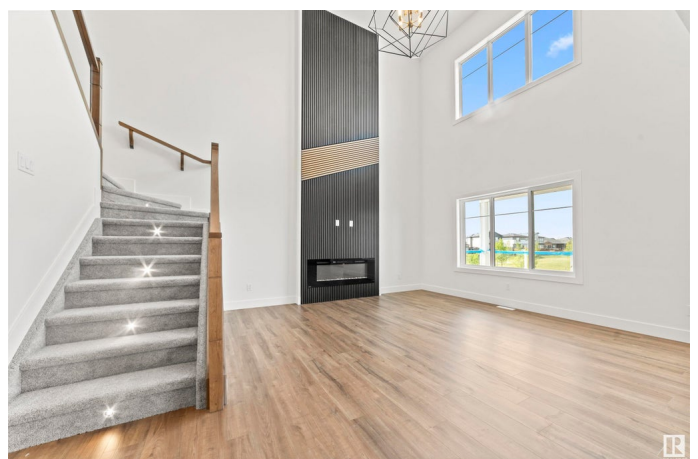
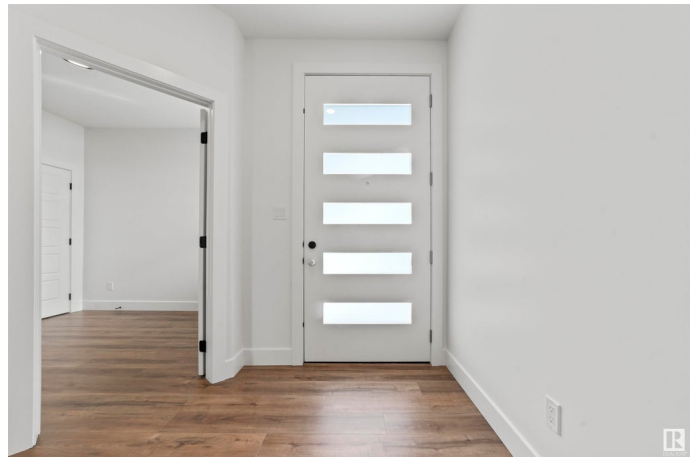
Black Stone, Leduc, AB

Discover the perfect blend of space, style, and location in this stunning brand-new home nestled in a quiet cul-de-sac in Leduc's most desirable community. Situated on a pie-shaped lot, this property backs onto mature green space, an ice hockey rink, and offers views of the community pond; a rare and highly sought-after combination. Step inside to a thoughtfully designed main floor featuring a spacious living room, with a mainfloor bedroom & full bath, plus a walkthrough pantry you will love! Upstairs, you'll find a bright bonus room, three additional bedrooms, and a well-appointed laundry room. The luxurious primary suite is a true retreat with a private balcony overlooking the pond and hockey rink, perfect for morning coffee or evening relaxation. The oversized triple car garage includes an extra-high third bay, ideal for RV parking or additional storage. This home combines elegant finishes, functional layout, and unmatched location—all just minutes from

Built in 2024

Essential Information

| | |
|----------|-----------|
| MLS® # | E4445748 |
| Price | \$669,900 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 2,642 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 216 Basin Court |
| Area | Leduc |
| Subdivision | Black Stone |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T2R 0A2 |

Amenities

| | |
|---------------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, 9 ft. Basement Ceiling |
| Parking | RV Parking, Triple Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Garage Control, Garage Opener, Hood Fan |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Flat Site, Golf Nearby, Level Land, No Through Road, Playground Nearby, |

| | |
|--------------|--------------------|
| | Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 9 |
| Zoning | Zone 81 |

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Listing information last updated on July 12th, 2025 at 8:33pm MDT