

\$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

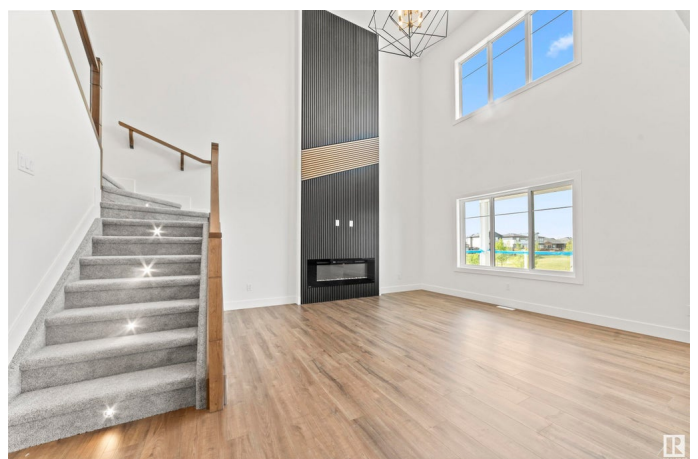
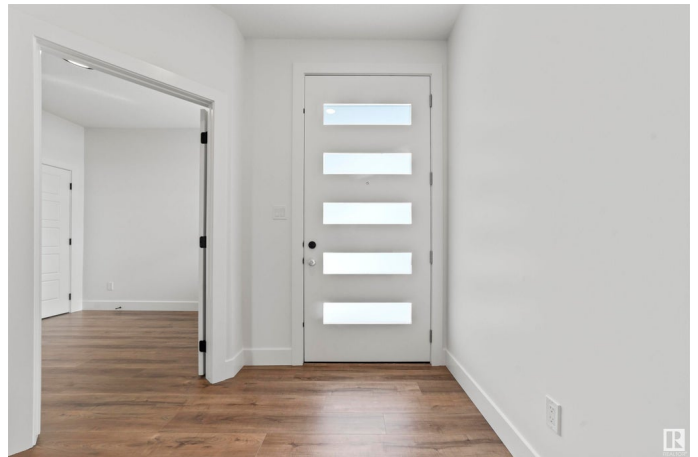
Built in 2024

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	31
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 3rd, 2025 at 12:17am MDT