

## \$765,000 - 3 Boulder Court, Leduc

MLS® #E4441860

**\$765,000**

4 Bedroom, 3.50 Bathroom, 2,098 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

This is the one you've been waiting for! A stunning walkout two-storey backing onto green space with peaceful pond views—just steps from walking trails, park benches, a playground, and an outdoor skating rink. The perfect setting for outdoor living all year round! Inside, you're greeted with soaring open-to-below ceilings, a cozy gas fireplace, and huge windows that fill the space with natural light. The kitchen is a showstopper with extended cabinetry, a fridge-freezer combo, walkthrough pantry, and stylish lighting. Plus, there's a main floor office for the ideal work-from-home setup. Upstairs features a spacious bonus room and a dreamy primary suite with a spa-like ensuite—soaker tub, body-jet shower, double sinks, and heated floors. Laundry connects right to the walk-in closet for ultimate convenience. The fully finished walkout basement offers a 4th bedroom, full bath, large rec room, and tons of storage. The oversized triple garage fits four vehicles and includes hot/cold water and a floor drain.

Built in 2019

### Essential Information

MLS® #	E4441860
Price	\$765,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,098
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3 Boulder Court
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H2

### Amenities

Amenities	Off Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Vinyl Windows, Walkout Basement, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Over Sized, Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

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

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	27
Zoning	Zone 81

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Listing information last updated on July 9th, 2025 at 5:17pm MDT