

# \$787,500 - 102 Lilac Close, Leduc

MLS® #E4412635

**\$787,500**

3 Bedroom, 2.50 Bathroom, 2,182 sqft  
Single Family on 0.00 Acres

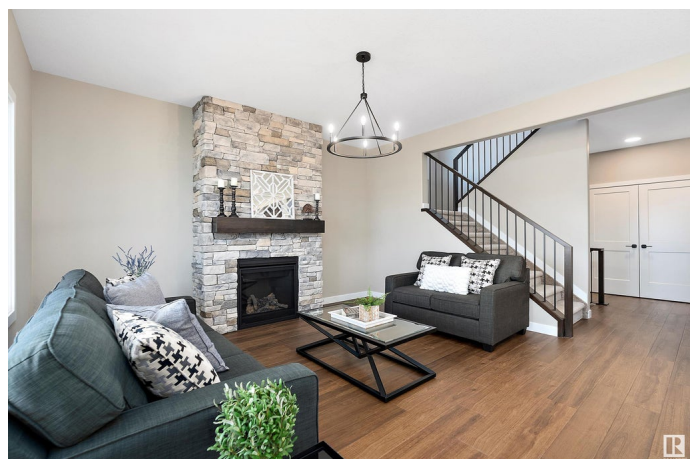
Woodbend, Leduc, AB

Beautiful CRAFTSMANSHIP - brand new CUSTOM home by Jacob's Construction. Located on a quiet street & BACKING walking trails- offers you the perfect spot for morning coffee or relaxing in the evening. Inside features 9' ceilings, upgraded vinyl plank flooring, beautiful kitchen has CUSTOM cabinets, quartz countertops with undermount sinks, all appliances, walk through pantry from kitchen to large mud room for ease coming in from the garage. Gas fireplace in the lovely living room & an extra LARGE dining area, easily accomodates a large table. Upstairs there is a spacious BONUS room for entertaining, 4 piece main bathroom, 3 bedrooms. The primary suite features a spa ensuite with dual sinks, free standing soaker tub, custom tiled separate shower with glass enclosure, large walk in closet. There is a PRIVATE upstairs laundry room, which is connected to the ensuite. 24 x 24 attached garage, upgraded siding with cultured stone & stained spruce details & posts. Featuring BRAND NEW landscaping front & back.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4412635  |
| Price  | \$787,500 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,182                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 102 Lilac Close |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1R3         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | See Remarks                        |
| Parking   | Double Garage Attached, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Stone Facing   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl                              |
| Exterior Features | Backs Onto Park/Trees, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2024 |
| Days on Market | 152                |
| 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 April 4th, 2025 at 11:02pm MDT