

Courtesy Of Greg B Rosychuk Of Real Broker

## \$735,000 - 4 Boulder Court, Leduc

MLS® #E4421477

**\$735,000**

5 Bedroom, 3.00 Bathroom, 1,701 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

This spectacular bi-level home really has it all. With 1700 sq ft above grade + 1140 sq ft fully finished walk out basement backs onto pond, cul-de-sac pie shaped lot, generously-sized double garage which can easily fit your trucks, adorned with all of the luxury youâ€™d expect of a home in this category. Sweeping foyer greets you as you ascend to the main living level. A 5â€™x 6.5â€™ quartz kitchen island, SS appliances, large walk-in pantry, cathedral ceiling, open to the dining and living room areas. Flooded w natural light from south facing back yard and abundance of windows across the rear of the home. The balcony off dining room means the BBQ isnâ€™t far from the kitchen. Retreat up to the primary suite complete with walk in closet and ensuite featuring dual vanities + a spa-like setting for the soaker tub. Main floor features 2 BRs and a 3 pc bathroom accented by walk-in shower. Basement features 2 more BRs and a full bath. Central AC. In-ground sprinklers. BI Vac. Picture yourself living in this luxury.

Built in 2020

### Essential Information

MLS® #	E4421477
Price	\$735,000
Bedrooms	5



Bathrooms	3.00
Full Baths	3
Square Footage	1,701
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4 Boulder Court
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H2

### **Amenities**

Amenities	Hot Water Natural Gas, No Smoking Home, Patio, Sprinkler Sys-Underground, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached, Heated, Insulated, Over Sized, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Fan-Ceiling, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
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Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 13th, 2025

Days on Market 29

Zoning Zone 81

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Listing information last updated on March 14th, 2025 at 2:32am MDT