

## \$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

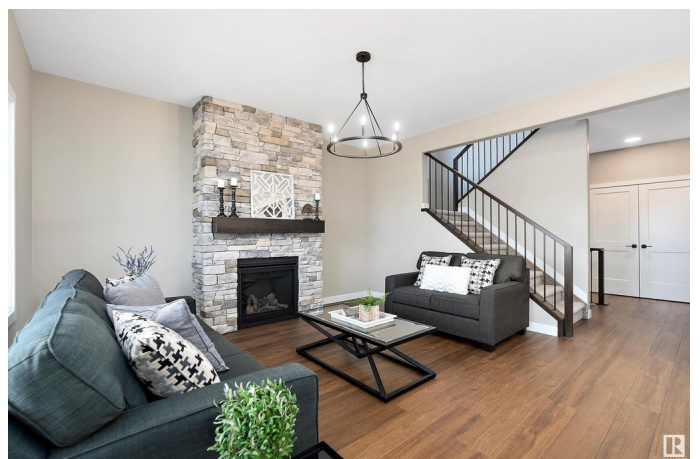
Beautiful CRAFTSMANSHIP - brand new CUSTOM home by Jacob's Construction. Located on a quiet street & BACKING walking trails- offers you the perfect spot for morning coffee or relaxing in the evening. Inside features 9' ceilings, upgraded vinyl plank flooring, beautiful kitchen has CUSTOM cabinets, quartz 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	161
Zoning	Zone 81

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Listing information last updated on April 14th, 2025 at 9:17pm MDT