

## \$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 youâ€™ve been waiting for! A stunning walkout two-storey backing onto green space with peaceful pond viewsâ€”just steps from walking trails, park benches, a playground, and an outdoor skating rink. The perfect setting for outdoor living all year round! Inside, youâ€™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, thereâ€™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 ensuiteâ€”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 | 24              |
| 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 July 6th, 2025 at 8:32pm MDT