

## \$709,900 - 123 Lilac Close, Leduc

MLS® #E4451562

**\$709,900**

5 Bedroom, 4.00 Bathroom, 2,480 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

5 Br 4 bath || Stunning Double car Garage ||  
The main floor welcomes you with an open layout that flows effortlessly. Open to above Living area with feature wall & electric fireplace . Main floor bedroom and full bathroom. BEAUTIFUL Built In Kitchen truly a masterpiece with Centre island. Spice Kitchen. Dining nook with access to backyard. Mud room with MDF Shelves. Oak staircase leads to bonus room. 4 bedrooms on upper level with 3 bathrooms. Huge Primary br with 5pc fully custom ensuite & W/I closet. Two more br's with jack & jill bathroom. Another bedroom with common bathroom. Laundry on 2nd floor. Side entrance for basement.

Built in 2024

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451562               |
| Price          | \$709,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,480                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 123 Lilac Close |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1S7         |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Airport Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |
| Foundation        | Concrete Perimeter                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 68               |
| Zoning         | Zone 81          |

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Listing information last updated on October 14th, 2025 at 6:17am MDT