

Courtesy Of Liam E Whalen Of Exp Realty

## \$869,900 - 118 Lilac Close, Leduc

MLS® #E4447037

**\$869,900**

4 Bedroom, 3.00 Bathroom, 1,543 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

Welcome to this stunning executive WALKOUT BUNGALOW nestled in the desirable community of Woodbend. Offering over 2,750 sq ft of beautifully finished living space, this home combines luxury, comfort, and thoughtful design. Step inside & you'll find striking wood beam accents, a cozy electric fireplace & a custom tile shower in the spa-like ensuite. The oversized double attached garage is complemented by elegant stonework across the entire front. Perfect for entertaining, the walkout basement features 9ft ceilings, a WET BAR & opens to a serene backyard that BACKS ONTO A TRANQUIL POND. Imagine relaxing in the HOT TUB with picturesque views right from your own yard. This home includes 4 bedrooms & 3 bathrooms, providing plenty of space for family & guests. Additional highlights include triple pane windows, AIR CONDITIONING & a HEATED GARAGE, ideal for year-round comfort. With shopping conveniently nearby & exceptional curb appeal, this property truly offers everything you could want in your next home.



Built in 2023

### Essential Information

MLS® # E4447037

Price \$869,900

|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,543                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 118 Lilac Close |
| Area        | Leduc           |
| Subdivision | Woodbend        |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1R3         |

### Amenities

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| Amenities     | Ceiling 9 ft., Deck, Wet Bar, See Remarks                                 |
| Parking       | Double Garage Attached, Front Drive Access, Heated, Insulated, Over Sized |
| Is Waterfront | Yes                                                                       |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Wine/Beverage Cooler, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Wall Mount                                                                                                                                                                               |
| Stories           | 2                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                           |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Asphalt, Stone, Vinyl                              |
| Exterior Features | Airport Nearby, Backs Onto Lake, Cul-De-Sac, See Remarks |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Asphalt, Stone, Vinyl                              |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| 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 August 2nd, 2025 at 6:32am MDT