

## \$235,000 - 74 Willow Park Estates, Leduc

MLS® #E4451567

**\$235,000**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Land Lease Community on 0.00 Acres

Willow Park Estate\_LEDU, Leduc, AB

Brand-new 3-bed, 2-bath home in Willow Park Estates. Situated on a centrally located lot surrounded by mature trees for privacy, this property is just minutes from shopping, schools, parks, & all amenities. The price includes 4 stainless-steel appliances, GST, & a complete turnkey setup. Built w/2"×6" exterior walls & 30-year architectural shingles, this energy-efficient home features an open-concept living area anchored by an extended kitchen island with a breakfast bar. Other highlights include vinyl-inspired flooring throughout, a 6"×6" front entry landing, an 8"×10" rear deck, brick-accented exterior, & is pre-wired for air conditioning. Windows come dressed w/a full blind package. Monthly lot fees are \$649; property taxes are yet to be determined. Enjoy peace of mind w/a 1-year builder warranty & 10-year structural warranty. Don't miss this chance to move into a brand-new home. So what are you waiting for? Take a peek, fall in love & start creating memories!

Built in 2025

### Essential Information

MLS® # E4451567

Price \$235,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,216                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Land Lease Community   |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 74 Willow Park Estates  |
| Area        | Leduc                   |
| Subdivision | Willow Park Estate_LEDU |
| City        | Leduc                   |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T9E 5R5                 |

### Amenities

|         |                  |
|---------|------------------|
| Parking | 2 Outdoor Stalls |
|---------|------------------|

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |

### Exterior

|              |                |
|--------------|----------------|
| Exterior     | Modular        |
| Construction | Modular        |
| Foundation   | Preserved Wood |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Willow Park Estates |
| Middle     | Leduc JR High       |
| High       | Leduc Sr High       |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 7th, 2025 |
|-------------|------------------|

Days on Market 52

Zoning Zone 81

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