

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

MLS® #E4440424

**\$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" 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' front entry landing, an 8' 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! \*pics are virtually enhanced & color may vary\*

Built in 2025

### Essential Information

MLS® # E4440424

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
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### 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 June 5th, 2025

Days on Market 10

Zoning Zone 81

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Listing information last updated on June 15th, 2025 at 6:32pm MDT