

Courtesy Of Kristie A Basaraba Of Century 21 Leading

\$569,000 - 288 Lodge Pole Place, Leduc

MLS® #E4457896

\$569,000

4 Bedroom, 3.00 Bathroom, 1,885 sqft

Single Family on 0.00 Acres

Woodbend, Leduc, AB

This Brand New Home, Backing a Walking Trail is Built by Award Winning Builder Montorio Homes. The Salerno Model is a Classic Beauty Mixed with many Modern Details Featuring 18' Feet Open to Below in the Great Room c/w Electric Fireplace. The Floorplan is Ideal for Families Looking for Functional Living Spaces this home offers a total of 4 Bedrooms (1 on main floor) and 3 Full Bathrooms, Mudroom and Walk-In Pantry.

The Designer Kitchen has Plenty of Counterspace for Entertaining and Meal Preparation, an Abundance of Natural Light. Upgrades Include 9' Ceilings, Luxury Vinyl Plank, A Modern Kitchen Complete with Soft Close Cabinets, Quartz Countertops, Backsplash, Undermount Sinks, Upgraded Railing, Smart Home Security and SEPERATE ENTRANCE to Basement for Future Rental Income. Close Access to Edmonton and the Airport which Provides Residents with Easy Access to the city without the hustle and bustle. House is still under construction and will be ready for early 2026.

Built in 2025

Essential Information

MLS® # E4457896

Price \$569,000

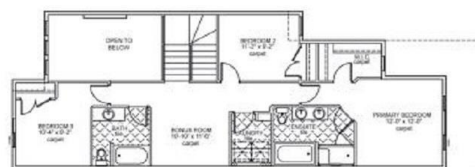


Salerno IV

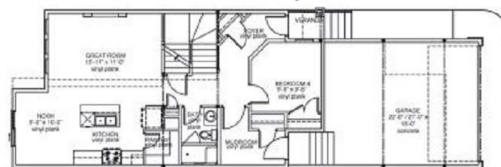
Job 2613-WB

288 Lodge Pole Place, Leduc

1,811 Sq.Ft.
9'-1" Main Floor Ceiling Height
Vinyl Plank throughout Main Floor
Side Entrance
Electric Fireplace in Great Room
Appliance Allowance
Smart Home Security System
Railing Throughout
Quartz Countertops in Kitchen & Bathrooms
Tile in all Second Floor Bathrooms
Stand-up Shower in Ensuite
Drop-in Tub in Ensuite
Triple Pane Windows
High Efficiency Furnace



Upper Floor Area: 949 sqft



Lower Floor Area: 852 sqft

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,885
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	288 Lodge Pole Place
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0K7

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, See Remarks, HRV System
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Garage Opener, Hood Fan
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 13th, 2025
Days on Market	3
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 September 16th, 2025 at 3:33pm MDT