

## \$419,900 - 714 Berg Loop, Leduc

MLS® #E4430860

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,445 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

This stunning 2-storey half duplex in Black Stone offers 3 bedrooms, 2.5 bathrooms, and a double attached garage. The modern white kitchen features full-height cabinetry, stainless steel appliances, tile backsplash, a walk-in pantry, and plenty of granite counter space. It seamlessly flows into the dining and living areas, perfect for entertaining. Rounding out the main floor is a welcoming entryway, stylish dry bar, convenient powder room, & inviting back deck. Upstairs, the primary suite is a peaceful retreat with a walk-in closet, large windows for natural light, and a 4-piece ensuite. Two additional bedrooms offer flexibility for kids, guests, or a home office, plus a full bath and convenient upper-level laundry. Outside, relax in the fully landscaped, west-facing backyard—ideal for enjoying breathtaking sunsets. The undeveloped basement offers future potential to truly make the space your own. All of this, just steps away from the community park, outdoor rink, and scenic walking paths.

Built in 2018

### Essential Information

MLS® # E4430860

Price \$419,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,445
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	714 Berg Loop
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G7

### Amenities

Amenities	Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 15th, 2025

Days on Market                4

Zoning                            Zone 81

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