

## \$449,900 - 302 Brae Way, Leduc

MLS® #E4430480

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Discover comfort and style in this beautifully upgraded home built by Look Built Inc, that backs onto a green space and a scenic walking trail. Enjoy outdoor living with a 10x10 treated wood deck featuring aluminum railing and stairs. Inside, 9â€™™ ceilings on the main floor and foundation add an open, airy feel. The elegant kitchen boasts stone countertops, upgraded backsplash, soft-close cabinets, pots & pans drawers, and rough-ins for both a gas BBQ and fridge waterline. The cozy electric fireplace with mantle and railing with metal spindles add charm throughout. The separate side entrance and basement rough-ins for a bathroom, wet bar, and laundry offer great potential for future development. Double sinks in the ensuite & appliance allowance complete this exceptional package. Photos are representative



Built in 2025

### Essential Information

MLS® #	E4430480
Price	\$449,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579

Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	302 Brae Way
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T2R 0A2

### **Amenities**

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 11th, 2025

Days on Market 117

Zoning Zone 81

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