# \$515,000 - 754 Berg Loop, Leduc

MLS® #E4443421

### \$515,000

4 Bedroom, 3.50 Bathroom, 1,630 sqft Single Family on 0.00 Acres

Black Stone, Leduc, AB

Investment Opportunity Fully Finished Walk Out with Legal 1 Bedroom Suite. Whether you're a first-time buyer looking to ease the burden of mortgage payments or an investor seeking a promising rental property. Its strategic location + well-designed features make it a valuable addition to any real estate portfolio. Upon entering, you'll find a roomy entryway and a powder room situated with privacy in mind. The open concept design seamlessly integrates the kitchen, dining, + living areas, providing a welcoming space for family gatherings + entertaining guests. Access to the back deck + yard, perfect for outdoor relaxation + activities. The kitchen is equipped with a spacious pantry, ensuring ample storage for all your culinary needs. The upper level is designed to offer both comfort + convenience. It hosts the primary bedroom, 4-piece ensuite. In addition to the primary suite, there are 2 additional bedrooms, and a bonus room + laundry. Basement suite, 1 bedroom, living, kitchen, 4 piece bath + laundry.

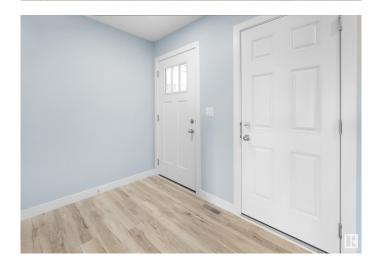
Built in 2020

#### **Essential Information**

MLS® # E4443421 Price \$515,000







Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,630

Acres 0.00

Year Built 2020

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 754 Berg Loop

Area Leduc

Subdivision Black Stone

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1G7

#### **Amenities**

Amenities Deck, Walkout Basement

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener,

Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave

Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape,

Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed June 20th, 2025

Days on Market 14

Zoning Zone 81

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