

## \$474,900 - 802 Berg Loop, Leduc

MLS® #E4431122

**\$474,900**

4 Bedroom, 3.50 Bathroom, 1,504 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome home to this Gorgeously Built 1504 sq ft Two Storey home with A/C. There are many bonus features in this home. Large windows, the Faux concrete acoustic accent wall behind the tv. Which also help improve the sound. Plus Updated Lighting the Open Concept Main Floor Shows Gleaming Durable Laminate Flooring and Sparkling quartz Countertops, Stainless Steel Appliances. A 2pc bathroom just off the main floor with High Ceilings & feature wall. Upstairs youâ€™ll find 3 Good Sized Bedrooms, Primary complete with a 3pc Ensuite & Walk In Closet. Laundry room is upstairs & A 4pc main Bath completes the Level. The finished Basement has a Great Layout a family room, guest bedroom & 4 piece ensuite, plus a storage room. Head outside to relax on the deck, watch the kids in the yard or work on a project in the heated garage that has 220 amps. Btw this garage would also be great to add solar panels due to its direction if you want that.

Built in 2017

### Essential Information

MLS® #	E4431122
Price	\$474,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,504
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	802 Berg Loop
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G9

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke
Parking Spaces	2
Parking	Double Garage Detached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Flat Site, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 16th, 2025
Days on Market	4
Zoning	Zone 81

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