

## \$369,900 - 667 Black Stone Boulevard, Leduc

MLS® #E4431264

**\$369,900**

3 Bedroom, 1.50 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

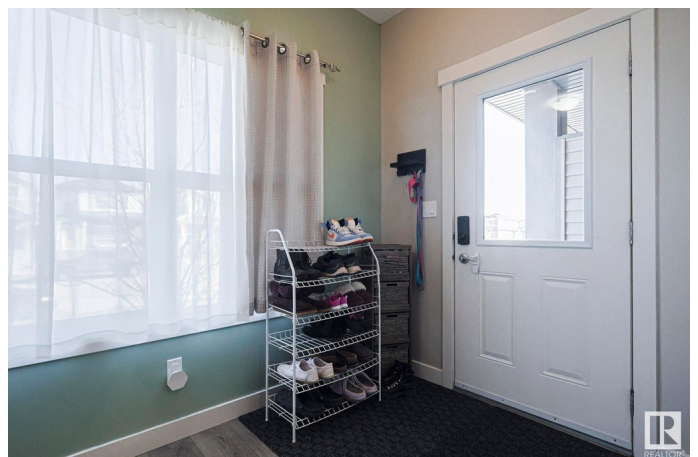
**\*\*BACK ON THE MARKET, Buyer had to back out for personal reasons\*\*** From the moment you step into this beautifully maintained home, you will see the pride in ownership. Located in Leduc's Community of Black Stone, this lovely 3 bedroom, 2-storey home, with NO CONDO FEES, has the ideal blend of comfort & style, and is perfect for both families and professionals. The main floor consists of the livingroom, dining room, kitchen with stainless steel appliances, pantry, 2 pc. bath, plus a large back foyer & spacious front entry area. The upper level is home to the Primary bedroom which boasts a huge walk-in closet, plus 2 additional bedrooms, a desk/study area, and a 4 pc. bathroom. The single attached garage (approx. 24'5"x11'3"), in addition to the rear and streetside parking, offers plenty of parking area to accommodate you and your guests. Come and enjoy the amenities of what Black Stone has to offer to you including its playground, public skating rink, walking trails, and its easy access to Hwy 2.

Built in 2016

### Essential Information

MLS® # E4431264

Price \$369,900



|                |                      |
|----------------|----------------------|
| Bedrooms       | 3                    |
| Bathrooms      | 1.50                 |
| Full Baths     | 1                    |
| Half Baths     | 1                    |
| Square Footage | 1,354                |
| Acres          | 0.00                 |
| Year Built     | 2016                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 667 Black Stone Boulevard |
| Area        | Leduc                     |
| Subdivision | Black Stone               |
| City        | Leduc                     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T9E 1H1                   |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | On Street Parking      |
| Parking   | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Unfinished   |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior          | Wood, Vinyl      |
| Exterior Features | Back Lane        |
| Roof              | Asphalt Shingles |
| Construction      | Wood, Vinyl      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 17th, 2025

Days on Market                13

Zoning                            Zone 81

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Listing information last updated on April 30th, 2025 at 12:32pm MDT