\$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.

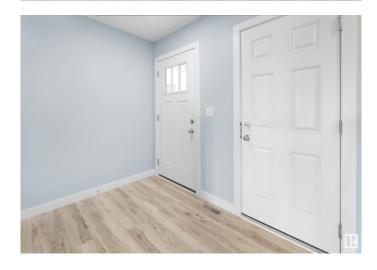
Built in 2020

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 11

Zoning Zone 81

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Listing information last updated on July 1st, 2025 at 5:02am MDT