

## \$374,090 - 658 Black Stone Boulevard, Leduc

MLS® #E4458333

**\$374,090**

3 Bedroom, 1.50 Bathroom, 1,151 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Attention first time buyers! NO CONDO FEES! 3 bedrooms, DOUBLE DETACHED GARAGE and AIR CONDITIONING for a great price! Get into the home ownership for less than rent. You are going to love this attached Row House. Across the street from a park, Olympic sized outdoor skating rink and Basketball hoops. Inside you will find a cozy and warm layout with a large kitchen, quartz countertops, LVP flooring and 2PC bath. Off the kitchen, you have access to your own backyard and garage. Upstairs there are 3 bedrooms including a large Master and walk in closet plus full bathroom. The basement is unfinished, perfect for extra storage or a gym. Don't miss out on this great property!

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458333  |
| Price          | \$374,090 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,151     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                      |
|----------|----------------------|
| Type     | Single Family        |
| Sub-Type | Residential Attached |
| Style    | 2 Storey             |
| Status   | Active               |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 658 Black Stone Boulevard |
| Area        | Leduc                     |
| Subdivision | Black Stone               |
| City        | Leduc                     |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T9E 1H2                   |

### Amenities

|           |                                  |
|-----------|----------------------------------|
| Amenities | Air Conditioner, No Smoking Home |
| Parking   | Double Garage Detached           |

### Interior

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                  |
| Stories      | 2                                                                                          |
| Has Basement | Yes                                                                                        |
| Basement     | Full, Unfinished                                                                           |

### Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                    |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                    |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 41                   |
| Zoning         | Zone 81              |

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