

\$499,900 - 708 Berg Loop, Leduc

MLS® #E4424509

\$499,900

4 Bedroom, 3.50 Bathroom, 1,552 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Investment Opportunity Fully Finished, including a 1 bedroom Legal basement 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 walk-thru 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 bdrms, laundry. Basement suite, 1 bdrm, living, kitchen, 4 piece bath + laundry.

Built in 2019

Essential Information

MLS® #	E4424509
Price	\$499,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,552
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	708 Berg Loop
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G7

Amenities

Amenities	Deck
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	West Haven Public School
Middle	West Haven Public School
High	Ohpaho Secondary School

Additional Information

Date Listed	March 7th, 2025
Days on Market	46
Zoning	Zone 81

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