

## \$495,000 - 760 Berg Loop, Leduc

MLS® #E4453475

**\$495,000**

4 Bedroom, 3.50 Bathroom, 1,360 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 + 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. Bsmt. suite, 1 bdrm, living, kitchen, 4 piece bath + laundry. Walkout bsmt

Built in 2020

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4453475  |
| Price    | \$495,000 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,360         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 760 Berg Loop |
| Area        | Leduc         |
| Subdivision | Black Stone   |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 1G8       |

### 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, Window Coverings, Refrigerators-Two, Stoves-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 |
| Roof              | Asphalt Shingles       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 24th, 2025 at 12:32am MDT