

## \$499,900 - 1009 Berg Place, Leduc

MLS® #E4450536

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

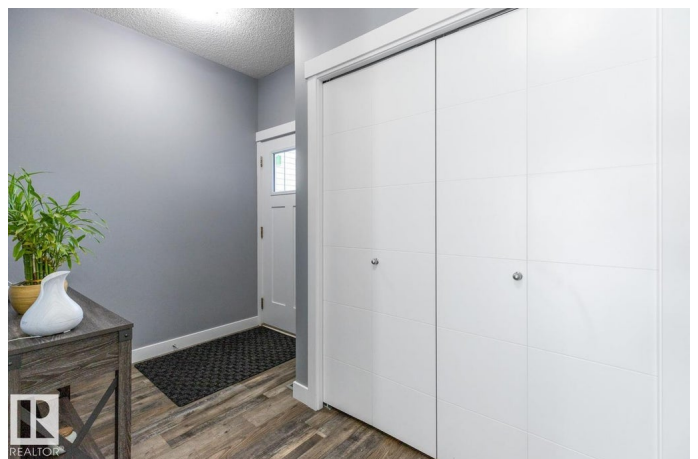
**PRICE REDUCED!** Welcome to this impeccably maintained 4 bdrm fully finished former Lincolnberg Showhome 2 Storey in the beautiful neighbourhood of Black Stone! The bright spacious kitchen with ample amount of quartz counter tops & sizeable dining area adjacent to the living rm with vinyl plank floors thruout & tons of natural light streaming in from the east facing backyard offers a great space for entertaining. The large mudroom, convenient walk-thru pantry & 2pc bath completes this level. Upstairs has 3 generous sized bdrms including a king size primary with walk-in closet & 5pc double sink ensuite! The cozy bonus rm, convenient laundry rm & 4pc main bath completes this level. The fully finished basement has 1 more bdrm, huge rec rm & 4pc bath. The oversized heated dbl attached garage completes this amazing home! Outside is a massive fully fenced private backyard with deck, ideal for the kids & enjoying those long summer nights. Walking distance to a playground with outdoor skating rink, parks & schools.

Built in 2019

### Essential Information

MLS® # E4450536

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,733                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1009 Berg Place |
| Area        | Leduc           |
| Subdivision | Black Stone     |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1J7         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 86              |
| Zoning         | Zone 81         |

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Listing information last updated on October 25th, 2025 at 6:32am MDT