

# \$464,900 - 302 Brae Way, Leduc

MLS® #E4430480

## \$464,900

3 Bedroom, 2.50 Bathroom, 1,579 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Discover comfort and style in this beautifully upgraded home built by Look Built Inc, that backs onto a green space and a scenic walking trail. Enjoy outdoor living with a 10x10 treated wood deck featuring aluminum railing and stairs. Inside, 9â€™™ ceilings on the main floor and foundation add an open, airy feel. The elegant kitchen boasts stone countertops, upgraded backsplash, soft-close cabinets, pots & pans drawers, and rough-ins for both a gas BBQ and fridge waterline. The cozy electric fireplace with mantle and railing with metal spindles add charm throughout. The separate side entrance and basement rough-ins for a bathroom, wet bar, and laundry offer great potential for future development. Double sinks in the ensuite & appliance allowance complete this exceptional package. Photos are representative

Built in 2025



## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4430480  |
| Price          | \$464,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,579     |

|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2025          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 302 Brae Way |
| Area        | Leduc        |
| Subdivision | Black Stone  |
| City        | Leduc        |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T2R 0A2      |

### Amenities

|                |                                 |
|----------------|---------------------------------|
| Amenities      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed April 11th, 2025  
Days on Market 42  
Zoning Zone 81



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