

## \$449,900 - 986 Berg Place, Leduc

MLS® #E4447216

**\$449,900**

3 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this impressive home in the sought-after, family-friendly community of Blackstone. Built in 2021, this 1500 sq. ft., 3-bedroom, 2.5-bathroom property is move-in ready. The main floor features a bright, open-concept layout with 9-foot ceilings, an elegant tray ceiling in the living room, and a modern kitchen with stainless steel appliances and durable quartz countertops throughout. For comfort and future potential, the home is equipped with a high-efficiency Napoleon furnace and has an unspoiled basement ready for your finishing touches. Enjoy sunny afternoons in the beautifully landscaped, west-facing backyard, complete with a paver stone patio. The upstairs includes a spacious master bedroom with a 4-piece ensuite and walk-in closet, plus two more good-sized rooms and a second full bath. With great curb appeal and an oversized 21x19 double detached garage, this home offers incredible value. Don't miss your chance to live in Blackstone, a vibrant community known for its parks and hockey rink.

Built in 2021

### Essential Information

MLS® # E4447216

Price \$449,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	986 Berg Place
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L8

### Amenities

Amenities	Ceiling 9 ft., Television Connection, Vinyl Windows, HRV System
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Back Lane, Fenced, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 11th, 2025
Days on Market	6
Zoning	Zone 81

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