

## \$499,000 - 804 Berg Loop, Leduc

MLS® #E4458137

**\$499,000**

4 Bedroom, 3.50 Bathroom, 1,710 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

BLACKSTONE-Architecturally Controlled Promenades Link to the Community's Professionally Planned Park, Community Lake & Path System. Tucked Away on a Quiet Street. This Home Stands Out With Its Clean, Bold & Decidedly Modern Interpretation of "Home." Abundance of Natural Light Invokes a Sense of Space & Openness. Open Concept Floor Plan & Bonus Room Plus Fully Developed Basement Provide a Complete Range of Space & Functionality. **FEATURES:** Over 2471 Total Sq. Ft. 4 BDRMS. 4 Baths. DBL Garage-Insulated & Drywalled. Combination of Durable Laminate & Contemporary Tile Flooring. 7' Kitchen Island, Quartz Countertops, Upgraded Stainless Appliances w/ Gas Stove. Abundance of Modish Ash Grey Cabinets Complete w/Roll Out Draws. Sleek Subway Tile Back Splash. Primary Suite Incl: a Posh Ensuite w/ Double Sinks & Tiled Shower w/Bench. Added Features: Second Floor Laundry. Convenient Bonus Room. Expansive Deck. Low Maintenance Landscaping. This Property Exemplifies a Deceivingly Spacious & Unique Iteration of Home

Built in 2017

### Essential Information

MLS® #

E4458137



|                |                        |
|----------------|------------------------|
| Price          | \$499,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,710                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 804 Berg Loop |
| Area        | Leduc         |
| Subdivision | Black Stone   |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 1G9       |

### Amenities

|           |                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Fire Pit, Smart/Program. Thermostat, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Double Garage Detached                                                                                                                                  |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                                                       |
| Stories           | 3                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

**Exterior**

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                             |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                             |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 24                   |
| Zoning         | Zone 81              |

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Listing information last updated on October 11th, 2025 at 7:17am MDT