

## \$490,000 - 980 Berg Place, Leduc

MLS® #E4433661

**\$490,000**

4 Bedroom, 3.50 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to 980 Berg Place – Where Comfort Meets Convenience! Step into this stunning, move-in-ready home that blends modern design with everyday functionality. The open-concept main floor is perfect for staying connected with family and entertaining guests, featuring bright, sun-filled spaces that feel instantly welcoming. Upstairs, retreat to your spacious primary suite complete with a walk-in closet and a private ensuite – your personal sanctuary after a long day. Two additional bedrooms, a full bathroom, and convenient upstairs laundry make this layout ideal for growing families or guests. Downstairs, a fully tenanted one-bedroom basement suite offers a fantastic mortgage helper or investment opportunity. Located in the thriving community of Leduc, you’re just minutes from all major amenities, schools, parks, and a quick commute to Edmonton. Don’t miss this opportunity to own a versatile and beautiful home in a prime location!

Built in 2021

### Essential Information

MLS® # E4433661

Price \$490,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,609
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	980 Berg Place
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1L8

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025

Days on Market                2

Zoning                            Zone 81

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