

# \$563,000 - 520 Bluff Lane, Leduc

MLS® #E4440380

**\$563,000**

4 Bedroom, 2.50 Bathroom, 1,980 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Beautiful 2-Storey Home with 4 Bedrooms, Bonus Room & Finished Landscaping!  
Welcome to this well-maintained 2-storey home offering the perfect blend of style and functionality. The spacious entryway opens to an inviting open-concept main floor featuring a modern kitchen with a generous pantry and a cozy living room with an electric fireplace. A convenient 2-piece bathroom completes the main level. Upstairs, youâ€™™ll find four spacious bedrooms, a versatile bonus room, and a large primary suite with a 5-piece ensuite and walk-in closet. Enjoy peace of mind with completed fencing and landscaping, ideal for families and outdoor living. The attached garage offers ample parking, and the basement includes a separate side entrance â€” providing excellent potential for future development or a secondary suite (subject to city approval). Located in a family-friendly neighborhood, this home is move-in ready and shows pride of ownership throughout.

Built in 2024



## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440380  |
| Price     | \$563,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |

|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,980                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 520 Bluff Lane |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1R5        |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers |
| Parking Spaces | 4                                                           |
| Parking        | Double Garage Attached                                      |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Alarm/Security System, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Insert                                                                                                                      |
| Stories           | 2                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                            |

### Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                          |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Schools |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 58             |
| Zoning         | Zone 81        |

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Listing information last updated on August 1st, 2025 at 11:17am MDT