

\$515,000 - 754 Berg Loop, Leduc

MLS® #E4443421

\$515,000

4 Bedroom, 3.50 Bathroom, 1,630 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Investment Opportunity Fully Finished Walk Out with Legal 1 Bedroom Suite. Whether you're a first-time buyer looking to ease the burden of mortgage payments or an investor seeking a promising rental property. Its strategic location + well-designed features make it a valuable addition to any real estate portfolio. Upon entering, you'll find a roomy entryway and a powder room situated with privacy in mind. The open concept design seamlessly integrates the kitchen, dining, + living areas, providing a welcoming space for family gatherings + entertaining guests. Access to the back deck + yard, perfect for outdoor relaxation + activities. The kitchen is equipped with a spacious pantry, ensuring ample storage for all your culinary needs. The upper level is designed to offer both comfort + convenience. It hosts the primary bedroom, 4-piece ensuite. In addition to the primary suite, there are 2 additional bedrooms, and a bonus room + laundry. Basement suite, 1 bedroom, living, kitchen, 4 piece bath + laundry.

Built in 2020

Essential Information

MLS® # E4443421

Price \$515,000



| | |
|----------------|---------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,630 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 754 Berg Loop |
| Area | Leduc |
| Subdivision | Black Stone |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1G7 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Walkout Basement |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-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 | Airport Nearby, Fenced, Golf Nearby, Low Maintenance Landscape, |

Playground Nearby, Schools, Shopping Nearby

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 16 |
| Zoning | Zone 81 |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 8:47pm MDT