

Courtesy Of David Lofthaug Of Bode

## \$464,900 - 1076 Berg Place, Leduc

MLS® #E4453542

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Beautifully appointed corner lot home backing onto serene green space and walking trail, offering both privacy and picturesque views. Features a separate side entrance and two basement windows, with basement rough-ins for bathroom, wet bar, and laundry. Enjoy outdoor living on the 10x10 treated wood rear deck with aluminum railing and stairs. Inside, 9'™ main floor ceilings and 9'™ foundation walls create an open, airy feel. The living room boasts an electric fireplace with mantle, while poplar railing with metal spindles adds elegance to the staircase. The upgraded kitchen includes stone countertops, soft-close cabinets, pots & pans drawers, upgraded backsplash, rough-in gas line to BBQ, and rough-in waterline to fridge. The primary ensuite offers double sinks for added convenience. Complete with an appliance allowance and window coverings, this home combines comfort, style, and functionality—perfect for modern living in a sought-after location. Photos are representative.

Built in 2025

### Essential Information

MLS® # E4453542

Price \$464,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,579         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1076 Berg Place |
| Area        | Leduc           |
| Subdivision | Black Stone     |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 1T6         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                        |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 18                |
| Zoning         | Zone 81           |

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Listing information last updated on September 5th, 2025 at 12:17pm MDT