

## \$499,900 - 708 Berg Loop, Leduc

MLS® #E4424509

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,552 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Investment Opportunity Fully Finished, including a 1 bedroom Legal basement 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 walk-thru 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 bdrms, laundry. Basement suite, 1 bdrm, living, kitchen, 4 piece bath + laundry.

Built in 2019

### Essential Information

MLS® #	E4424509
Price	\$499,900
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,552
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	708 Berg Loop
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G7

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	West Haven Public School
Middle	West Haven Public School
High	Ohpaho Secondary School

**Additional Information**

Date Listed	March 7th, 2025
Days on Market	44
Zoning	Zone 81

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