

## \$599,999 - 520 Bluff Lane, Leduc

MLS® #E4426016

**\$599,999**

4 Bedroom, 2.50 Bathroom, 2,042 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this beautiful 2 storey home that offers both style and functionality. As you step through the front door, you'll immediately be greeted by a spacious entryway leading into an open-concept living space. The stylish kitchen, complete with a generous pantry, seamlessly flows into the cozy living room featuring an electric fireplace. A convenient 2-piece bathroom is also located on the main floor. With four bedrooms and a bonus room, this home is perfect for a growing family. The large primary bedroom boasts a luxurious 5-piece ensuite, a walk-in closet, offering a true retreat. This house has been very well taken care of, ensuring comfort and convenience for all. The attached garage provides ample parking space, The basement has a side entrance, which offers great potential for future development, allowing you to personalize the space to suit your needs or to generate an extra income .

Built in 2024

### Essential Information

MLS® #	E4426016
Price	\$599,999
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,042
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	Vaulted Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed March 16th, 2025

Days on Market 47

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 May 2nd, 2025 at 2:32pm MDT