

## \$435,000 - 729 Berg Loop, Leduc

MLS® #E4462087

**\$435,000**

4 Bedroom, 3.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

FINISHED BASEMENT with separate entrance! Amazing, like new condition, 3 + 1 bedroom, 3.5 bathroom home in a quiet crescent location! Open design main floor with 9 ft ceilings. Excellent upgraded kitchen with pantry, quartz counter tops, 40" upper cabinets, tile back splash and premium stainless steel appliance package. Cozy living room is enhanced with electrical fireplace. Main floor laundry with front load Samsung washer and dryer. Upper floor boasts 3 bedrooms. Master with walk-in closet and full ensuite. Basement is fully finished with another living room, good size bedroom and 3 pcs bathroom. Separate entrance to the basement gives potential rental possibility. Garage is fully finished too! Walk to award winning playground, hockey rink and lake! In excellent condition and move in ready! Flexible possession too!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462087  |
| Price      | \$435,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,389                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 729 Berg Loop |
| Area        | Leduc         |
| Subdivision | Black Stone   |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 1G8       |

### Amenities

|           |                                                                                             |
|-----------|---------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, Exterior Walls- 2"x6", No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Detached, Insulated                                                           |

### Interior

|              |                                                                                                                                       |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                             |
| Stories      | 3                                                                                                                                     |
| Has Basement | Yes                                                                                                                                   |
| Basement     | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                   |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Schools |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Stone, Vinyl                                                   |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 14th, 2025 |
|-------------|--------------------|

Days on Market 2

Zoning Zone 81

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Listing information last updated on October 16th, 2025 at 5:32pm MDT