

## \$465,800 - 775 Berg Loop, Leduc

MLS® #E4462432

**\$465,800**

3 Bedroom, 2.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this beautifully maintained half duplex in the family-friendly community of Blackstone! Offering a thoughtfully designed living space, this home truly shows pride of ownership. The bright and open main floor features a welcoming layout with a walkthrough pantry leading to a stunning kitchen with granite countertops and newer stainless steel appliances. The living room is highlighted by a shiplap feature wall with a ceramic tile fireplace and large windows that fill the space with natural light while overlooking the backyard. Step outside to enjoy a large pie-shaped, fully fenced, and beautifully landscaped yard—complete with a deck, fire pit, and charming wooden playhouse, perfect for summer entertaining. Upstairs, you’ll find a spacious primary suite with a luxurious 5-piece ensuite and walk-in closet. A cozy bonus room, convenient upstairs laundry, and two additional bedrooms with a 4-piece bathroom complete the upper level. Additional features include a double attached garage and A/C (2024)

Built in 2017

### Essential Information

MLS® # E4462432

Price \$465,800



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,819         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 775 Berg Loop |
| Area        | Leduc         |
| Subdivision | Black Stone   |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 1G8       |

### Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, Fire Pit, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                                                 |
| Parking        | Double Garage Attached                                                            |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                         |
| Stories           | 2                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Full, Unfinished                                                                                                                                                  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | West Haven/St. Benedict |
| Middle     | École Leduc Junior High |
| High       | Leduc Composite High    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 22                 |
| Zoning         | Zone 81            |

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Listing information last updated on November 6th, 2025 at 11:32pm MST