

\$439,900 - 304 Brae Way, Leduc

MLS® #E4464445

\$439,900

3 Bedroom, 2.50 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

START THE NEW YEAR IN YOUR NEW HOME! Currently under construction, THE VIEW 20' Duplex by LOOK BUILT INC. provides 3-Bedrooms, 2.5 Bathrooms and a SEPARATE SIDE ENTRANCE to a basement with 9' high foundation walls, 2 windows, and is roughed in for a 2nd furnace, a full bathroom, wet bar, a hood fan and a laundry area. The main floor features 9' ceilings, a large center island/eating bar, stone countertops, soft close cabinets, an appliance allowance, pots & pans drawers, and an upgraded backsplash. Other highlights include wood & metal railings, window coverings, LVP flooring, a Great Room with a fireplace and a large Eating Area with SIZEABLE windows that open onto a rear deck with aluminum railings and a BBQ gas line. The upper level features a Bonus Room, a Laundry Area, and a BIG master bedroom with a walk-in closet & a full ensuite with 2 sinks! If you have a truck...the garage is 23' long and it will fit. Backing onto a walking trail and close to parks & a playground...

Built in 2025

Essential Information

MLS® # E4464445

Price \$439,900



Lease Rate	\$7
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,586
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	304 Brae Way
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T7

Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 30th, 2025
Days on Market	6
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 November 5th, 2025 at 9:02am MST