

## \$489,900 - 788 Berg Loop, Leduc

MLS® #E4464719

**\$489,900**

4 Bedroom, 3.50 Bathroom, 1,709 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to your perfect family home in the highly desired community of Blackstone! This beautiful 2-story features a fully finished basement and modern design throughout. The open-concept main floor is ideal for family living. Luxury vinyl plank flooring, a bright living and dining area, and a stylish kitchen with quartz countertops, gas range with pot filler, coffee station, and corner pantry. Enjoy the convenience of main-floor laundry and a 2-pc bath. Upstairs offers a flex room, which is a great option for an office or bonus room. 2 great bedrooms, a full bath, plus a generous primary suite with walk-in closet and 5-pc ensuite. The basement is perfect for teens or guests with a bedroom, full bath, and rec room with wet bar. Stay comfy year-round with central A/C. Outside, the low-maintenance turf yard and large deck are ready for play and relaxation. Double detached garage included! All of this in a family-friendly neighbourhood close to schools, parks, playgrounds, trails, and top-tier amenities.

Built in 2017

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4464719  |
| Price    | \$489,900 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,709                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 788 Berg Loop |
| Area        | Leduc         |
| Subdivision | Black Stone   |
| City        | Leduc         |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T9E 1G9       |

### Amenities

|           |                                                                                                                                                   |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Ceiling 9 ft., Exterior Walls- 2"x6", Hot Water Electric, Low Flw/Dual Flush Toilet, No Smoking Home, Wet Bar |
| Parking   | Double Garage Detached                                                                                                                            |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Fireplace         | Yes                                                                                             |
| Fireplaces        | Mantel                                                                                          |
| Stories           | 3                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Finished                                                                                  |

### Exterior

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

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 4th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 8th, 2025 at 4:47am MST