

Courtesy Of David Lofthaug Of Bode

## \$464,900 - 1076 Berg Place, Leduc

MLS® #E4453542

**\$464,900**

3 Bedroom, 2.50 Bathroom, 1,579 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Beautifully appointed corner lot home backing onto serene green space and walking trail, offering both privacy and picturesque views. Features a separate side entrance and two basement windows, with basement rough-ins for bathroom, wet bar, and laundry. Enjoy outdoor living on the 10x10 treated wood rear deck with aluminum railing and stairs. Inside, 9'™ main floor ceilings and 9'™ foundation walls create an open, airy feel. The living room boasts an electric fireplace with mantle, while poplar railing with metal spindles adds elegance to the staircase. The upgraded kitchen includes stone countertops, soft-close cabinets, pots & pans drawers, upgraded backsplash, rough-in gas line to BBQ, and rough-in waterline to fridge. The primary ensuite offers double sinks for added convenience. Complete with an appliance allowance and window coverings, this home combines comfort, style, and functionalityâ€”perfect for modern living in a sought-after location. Photos are representative.

Built in 2025

### Essential Information

MLS® # E4453542

Price \$464,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,579
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1076 Berg Place
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T6

### Amenities

Amenities	See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 18th, 2025
Days on Market	1
Zoning	Zone 81

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Listing information last updated on August 18th, 2025 at 11:47pm MDT