

## \$599,999 - 520 Bluff Lane, Leduc

MLS® #E4426016

**\$599,999**

4 Bedroom, 2.50 Bathroom, 2,042 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Welcome to this beautiful 2 storey home that offers both style and functionality. As you step through the front door, you'll immediately be greeted by a spacious entryway leading into an open-concept living space. The stylish kitchen, complete with a generous pantry, seamlessly flows into the cozy living room featuring an electric fireplace. A convenient 2-piece bathroom is also located on the main floor. With four bedrooms and a bonus room, this home is perfect for a growing family. The large primary bedroom boasts a luxurious 5-piece ensuite, a walk-in closet, offering a true retreat. This house has been very well taken care of, ensuring comfort and convenience for all. The attached garage provides ample parking space, The basement has a side entrance, which offers great potential for future development, allowing you to personalize the space to suit your needs or to generate an extra income .

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4426016  |
| Price      | \$599,999 |
| Bedrooms   | 4         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,042                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 520 Bluff Lane |
| Area        | Leduc          |
| Subdivision | Black Stone    |
| City        | Leduc          |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T9E 1R5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Vaulted Ceiling        |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

Date Listed March 16th, 2025

Days on Market 48

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 May 3rd, 2025 at 12:32pm MDT