

## \$465,000 - 725 Berg Loop, Leduc

MLS® #E4446050

### \$465,000

3 Bedroom, 2.50 Bathroom, 1,718 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Step into this beautifully maintained home offering comfort, style, and space for the whole family. Located at the peaceful edge of Leduc, this home features a warm and inviting main floor living area complete with an electric fireplace which is perfect for cozy gatherings. The stunning kitchen is a true highlight, showcasing stainless steel appliances, granite countertops, and elegant finishes that carry seamlessly throughout the home. Upstairs, you'll find three spacious bedrooms and a versatile bonus area that is ideal for a reading nook, play space, or a relaxed family lounge. This is more than just a house, it's a home that's been lovingly cared for and ready for you to make it your own. Don't miss your chance to see it in person!

Built in 2017

### Essential Information

MLS® #	E4446050
Price	\$465,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,718
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	725 Berg Loop
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1G9

### **Amenities**

Amenities	Air Conditioner, HRV System
Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025  
Days on Market 50  
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 August 23rd, 2025 at 7:02pm MDT