

Courtesy Of David Lofthaug Of Bode

# \$439,900 - 306 Brae Way, Leduc

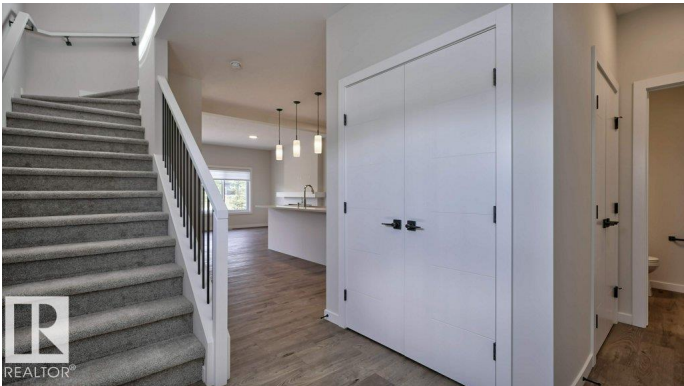
MLS® #E4463811

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,579 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

The View 20 by Look Built Inc. offers 1,579 sq ft of thoughtfully designed living space in the desirable Ruisseau community of Beaumont. This 3-bedroom, 2.5-bath home combines modern finishes with family functionality. The open-concept main floor features a bright kitchen with a large island, quartz countertops, and stylish cabinetry that flows into the dining and great room—perfect for entertaining or everyday living. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, joined by two secondary bedrooms, a full bathroom, and a central bonus room for added flexibility. A double attached garage provides convenience and storage, while large windows bring in natural light throughout. Built with Look Built’s renowned attention to detail and quality craftsmanship, this home is ideal for families seeking comfort, style, and value in a growing community. Photos are representative.



Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4463811  |
| Price      | \$439,900 |
| 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     | 306 Brae Way |
| Area        | Leduc        |
| Subdivision | Black Stone  |
| City        | Leduc        |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T9E 1T7      |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Amenities      | Closet Organizers, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | None                      |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                      |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 28th, 2025

Days on Market                12

Zoning                            Zone 81

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Listing information last updated on November 9th, 2025 at 2:02pm MST