

# \$450,000 - 725 Berg Loop, Leduc

MLS® #E4458711

**\$450,000**

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, youâ€™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. Donâ€™t miss your chance to see it in person!

Built in 2017

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4458711  |
| Price          | \$450,000 |
| 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, Deck, Detectors Smoke, HRV System |
| Parking Spaces | 2                                                  |
| Parking        | Insulated                                          |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Oven-Microwave, 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, Back Lane, Fenced, Golf Nearby, Landscaped, See Remarks |
| Roof              | Asphalt Shingles                                                        |
| Construction      | Wood, Stone, Vinyl                                                      |
| Foundation        | Concrete Perimeter                                                      |

**Additional Information**

Date Listed               September 19th, 2025  
Days on Market       47  
Zoning                    Zone 81

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