

## \$445,000 - 404 Black Stone Link, Leduc

MLS® #E4426908

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,488 sqft  
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Restore this home with little effort to its former glory in the desirable Blackstone community. This home is conveniently located down the street from a park with schools & shopping nearby on a family friendly street. With a little elbow grease, this property could feel brand new again! Featuring 3 bedrooms and 2.5 baths, one of which is an ensuite to the primary, open concept main floor with convenient laundry, bright white kitchen, stylish backsplash, vinyl plank flooring and a side separate entrance for future income earning suite with upper floor bonus room, the list goes on. "Property is sold as is, where is at the time of possession, the seller makes no warranties or representations"

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426908  |
| Price          | \$445,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,488     |
| Acres          | 0.00      |
| Year Built     | 2021      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 404 Black Stone Link |
| Area        | Leduc                |
| Subdivision | Black Stone          |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 1L8              |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks, Partially Fenced |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 81          |

RE / Bank Owned Yes

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