

Courtesy Of David Lofthaug Of Bode

\$449,900 - 302 Brae Way, Leduc

MLS® #E4430480

\$449,900

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

Black Stone, Leduc, AB

Discover comfort and style in this beautifully upgraded home built by Look Built Inc, that backs onto a green space and a scenic walking trail. Enjoy outdoor living with a 10x10 treated wood deck featuring aluminum railing and stairs. Inside, 9â€™™ ceilings on the main floor and foundation add an open, airy feel. The elegant kitchen boasts stone countertops, upgraded backsplash, soft-close cabinets, pots & pans drawers, and rough-ins for both a gas BBQ and fridge waterline. The cozy electric fireplace with mantle and railing with metal spindles add charm throughout. The separate side entrance and basement rough-ins for a bathroom, wet bar, and laundry offer great potential for future development. Double sinks in the ensuite & appliance allowance complete this exceptional package. Photos are representative

Built in 2025



Essential Information

MLS® #	E4430480
Price	\$449,900
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	302 Brae Way
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T2R 0A2

Amenities

Amenities	No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 11th, 2025
Days on Market 113
Zoning Zone 81



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