

\$563,000 - 520 Bluff Lane, Leduc

MLS® #E4440380

\$563,000

4 Bedroom, 2.50 Bathroom, 1,980 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Beautiful 2-Storey Home with 4 Bedrooms,
Bonus Room & Finished Landscaping!

Welcome to this well-maintained 2-storey home offering the perfect blend of style and functionality. The spacious entryway opens to an inviting open-concept main floor featuring a modern kitchen with a generous pantry and a cozy living room with an electric fireplace. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find four spacious bedrooms, a versatile bonus room, and a large primary suite with a 5-piece ensuite and walk-in closet. Enjoy peace of mind with completed fencing and landscaping, ideal for families and outdoor living. The attached garage offers ample parking, and the basement includes a separate side entrance "providing excellent potential for future development or a secondary suite (subject to city approval). Located in a family-friendly neighborhood, this home is move-in ready and shows pride of ownership throughout.

Built in 2024

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4440380 |
| Price | \$563,000 |
| Bedrooms | 4 |
| Bathrooms | 2.50 |



| | |
|----------------|------------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,980 |
| Acres | 0.00 |
| Year Built | 2024 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 520 Bluff Lane |
| Area | Leduc |
| Subdivision | Black Stone |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 1R5 |

Amenities

| | |
|----------------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Schools |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 4th, 2025 |
| Days on Market | 58 |
| Zoning | Zone 81 |

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