

## \$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	12
Zoning	Zone 81

RE / Bank Owned Yes

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