# \$608,000 - 510 Bluff Lane, Leduc

MLS® #E4442789

## \$608.000

4 Bedroom, 3.50 Bathroom, 1,582 sqft Single Family on 0.00 Acres

Black Stone, Leduc, AB

This 2023-built home blends style, comfort & functionality in all the right ways. The main floor features wide vinyl plank flooring & a beautifully designed kitchen with quartz countertops, two-tone cabinetry, double herringbone tile backsplash, SS appliances, corner pantry & a large centre island. The living room offers a tiled feature fireplace with a custom mantel, while large windows & patio doors off the dining area lead to a private, low-maintenance backyard with deck, hot tub, turf, meditation area & shed. Upstairs, the serene primary suite includes a panelled accent wall, zebra blinds, W/I closet & spa-like en-suite with soaking tub & separate shower. 2 additional bedrooms share a full bath, & laundry is conveniently located on the upper level. Downstairs, the FF basement extends the living space with a large rec room â€" ideal for movie nights, as well as a 4th bedroom, full bath, & plenty of storage. Don't miss the dbl attached garage & solar panels that add energy efficiency & long term savings.

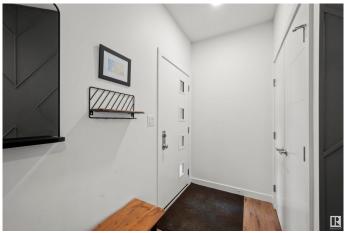
Built in 2023

#### **Essential Information**

MLS® # E4442789 Price \$608,000

Bedrooms 4







Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,582 Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 510 Bluff Lane

Area Leduc

Subdivision Black Stone

City Leduc

County ALBERTA

Province AB

Postal Code T9E 1M8

### **Amenities**

Amenities Deck, Gazebo, Hot Tub, Storage-In-Suite

Parking Spaces 4

Parking Double Garage Attached, Front Drive Access

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Washer,

Window Coverings, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel, Tile Surround

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back

Lane, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed June 17th, 2025

Days on Market 5

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 22nd, 2025 at 12:33am MDT