

## \$374,900 - 667 Black Stone Boulevard, Leduc

MLS® #E4431264

**\$374,900**

3 Bedroom, 1.50 Bathroom, 1,354 sqft

Single Family on 0.00 Acres

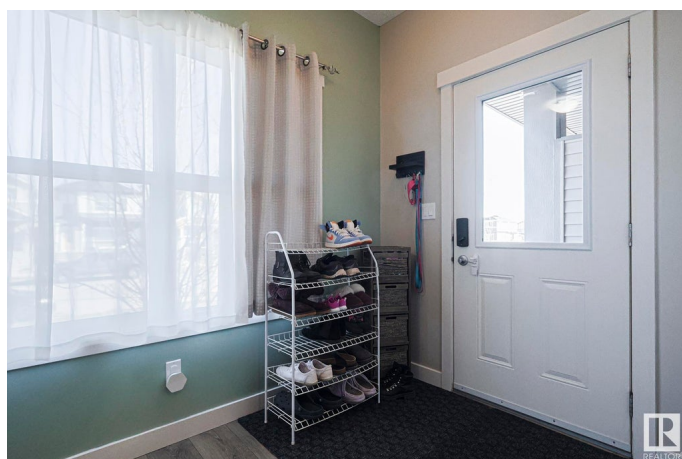
Black Stone, Leduc, AB

From the moment you step into this beautifully maintained home, you will see the pride in ownership. Located in Leduc's Community of Black Stone, this lovely 3 bedroom, 2-storey home, with NO CONDO FEES, has the ideal blend of comfort and style, and is perfect for both families and professionals. The main floor consists of the livingroom, dining room, kitchen with stainless steel appliances, pantry, 2 pc. bath, plus a large back foyer and spacious front entry area. The upper level is home to the Primary bedroom which boasts a huge walk-in closet, plus 2 additional bedrooms, a desk/study area, and a 4 pc. bathroom. The single attached garage (approx. 24'5" x 11'3"), in addition to the rear and streetside parking, offers plenty of parking area to accommodate you and your guests. Come and enjoy the amenities of what Black Stone has to offer to you including its playground, public skating rink, access to walking trails, and its easy access to Hwy 2.

Built in 2016

### Essential Information

MLS® #	E4431264
Price	\$374,900
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	667 Black Stone Boulevard
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H1

### Amenities

Amenities	On Street Parking
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 17th, 2025

Days on Market 2

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 April 19th, 2025 at 7:17pm MDT