

## \$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

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 August 1st, 2025 at 5:02pm MDT