

## \$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 – 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
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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	7
Zoning	Zone 81

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Listing information last updated on June 24th, 2025 at 8:02am MDT