

Courtesy Of Kendra N Chisholm Of CIR Realty

## \$549,900 - 510 Bluff Lane, Leduc

MLS® #E4453506

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,582 sqft

Single Family on 0.00 Acres

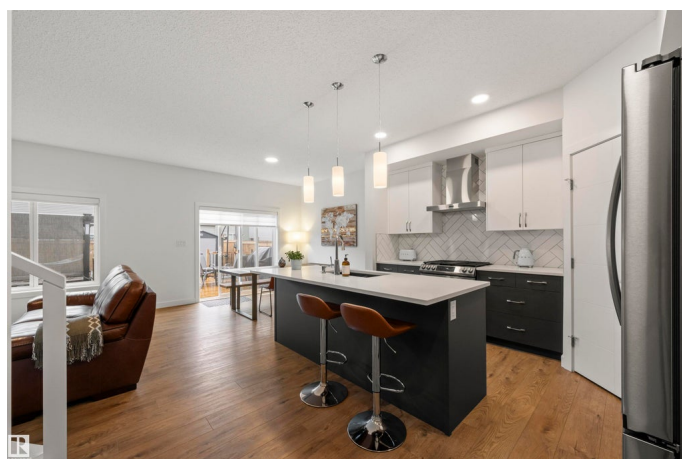
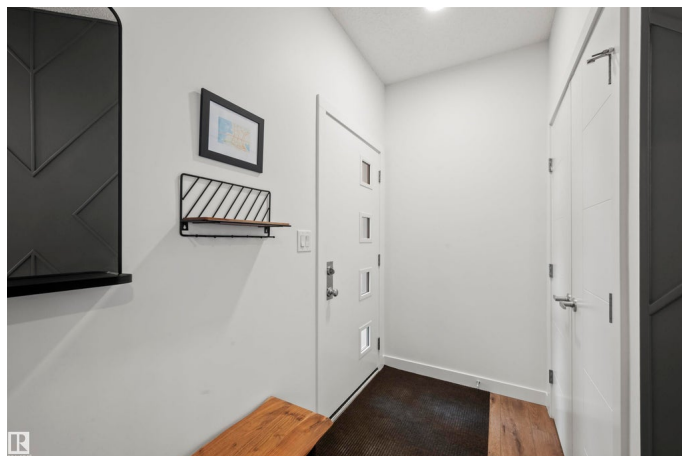
Black Stone, Leduc, AB

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 fireplace with 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 an accent wall, 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 as well as a 4th bedroom, full bath, & plenty of storage. Don't miss the dbl attached garage (with Tesla wall charger) & solar panels that add energy efficiency & long term savings.

Built in 2023

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453506  |
| Price     | \$549,900 |
| 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    | August 18th, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 81           |

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Listing information last updated on August 20th, 2025 at 7:17pm MDT