

## \$410,000 - 654 Black Stone Boulevard, Leduc

MLS® #E4431762

**\$410,000**

3 Bedroom, 2.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Step into this nearly new Marcson Homes end-unit townhome in Blackstoneâ€”no condo fees and loaded with upgrades! The charming front veranda welcomes you into an open, sun-filled main floor with 9 ceilings, vinyl plank flooring, and a spacious living room. Behold the wonders of a built-in pantry ready to handle your culinary adventures, double sinks that oversee the yard's happenings, and a sprawling island with a breakfast bar that's an invitation for laughter and chatter. The main floor also boasts a convenient back mudroom and a quirky 2-piece bath that'll make guests smile. Upstairs offers 3 bedrooms, including a primary suite with a walk-in closet and stunning ensuite featuring a large walk-in glass shower. A central bonus room adds extra living space, perfect for relaxing. Unfinished basement awaits your vision. Double detached garage and full landscaping included. Steps from Pirate Park, skating rink, and trailsâ€”this one has it all!

Built in 2021

### Essential Information

MLS® #	E4431762
Price	\$410,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	654 Black Stone Boulevard
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T0C 0V0

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Detectors Smoke, Front Porch, No Smoking Home
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Golf Nearby, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 18th, 2025  
Days on Market       7  
Zoning                 Zone 81

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