

\$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	80
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 23rd, 2025 at 10:02am MDT