

Courtesy Of Randy M Arndt Of Front Door Real Estate

## \$369,900 - 685 Black Stone Boulevard, Leduc

MLS® #E4437814

**\$369,900**

3 Bedroom, 2.50 Bathroom, 1,321 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

This beautifully appointed END UNIT townhouse offers the perfect blend of comfort, functionality, & style. 3 bedrooms, 2 full bathrooms, and a main floor half bath, this home has everything you need in a smart & spacious layout. The heart of the home is the bright open-concept kitchen, featuring a large peninsula, quartz countertops, SS appliances, corner pantry, & a stylish backsplash feature. The living & dining areas flow effortlessly onto the sunny, south-facing rear deck, while the wraparound front deck adds extra outdoor space. Upstairs, the primary bedroom serves as a private retreat with a large walk-in closet and a 4-piece ensuite. Downstairs, the basement is framed and ready for your finishing touches, offering future potential for added living space. Laundry is conveniently located in the basement, keeping the main living areas clutter-free. Check out the rear attached single garage 11' wide 24' long with a 33' long parking pad. Perfect for first-time buyers or investors, no condo fees!

Built in 2016

### Essential Information

MLS® # E4437814

Price \$369,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	685 Black Stone Boulevard
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H1

### Amenities

Amenities	Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, HRV System
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 22nd, 2025
Days on Market	24
Zoning	Zone 81

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