

\$449,900 - 302 Brae Way, Leduc

MLS® #E4430480

\$449,900

3 Bedroom, 2.50 Bathroom, 1,579 sqft
Single Family on 0.00 Acres

Black Stone, Leduc, AB

Discover comfort and style in this beautifully upgraded home built by Look Built Inc, that backs onto a green space and a scenic walking trail. Enjoy outdoor living with a 10x10 treated wood deck featuring aluminum railing and stairs. Inside, 9â€™™ ceilings on the main floor and foundation add an open, airy feel. The elegant kitchen boasts stone countertops, upgraded backsplash, soft-close cabinets, pots & pans drawers, and rough-ins for both a gas BBQ and fridge waterline. The cozy electric fireplace with mantle and railing with metal spindles add charm throughout. The separate side entrance and basement rough-ins for a bathroom, wet bar, and laundry offer great potential for future development. Double sinks in the ensuite & appliance allowance complete this exceptional package. Photos are representative

Built in 2025



Essential Information

| | |
|----------------|-----------|
| MLS® # | E4430480 |
| Price | \$449,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,579 |

| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2025 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------|
| Address | 302 Brae Way |
| Area | Leduc |
| Subdivision | Black Stone |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T2R 0A2 |

Amenities

| | |
|----------------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed April 11th, 2025
Days on Market 67
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 June 17th, 2025 at 7:32pm MDT