

## \$500,000 - 13 Boulder Court, Leduc

MLS® #E4424685

**\$500,000**

2 Bedroom, 2.00 Bathroom, 1,364 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

Stunning Executive 2 Bedroom Bungalow in a Quiet Cul-de-sac backing onto Blackstone Park giving you Peaceful Scenery while you enjoy your Private, Zero maintenance deck and fully landscaped yard. Pure Elegance Greet you as you enter this home with soaring vaulted ceilings throughout the open space that includes 8-foot doorways, an Amazing and Bright Kitchen generously filled with cabinets, plenty of Pot Drawers and sprawling counters plus a massive island all draped in Quartz countertops overlooking your Relaxing Family room with views of Blackstone Park. The Primary bedroom offers you lots of space with a Luxurious Ensuite, tiled shower enclosure, corner tub, double sinks and walk in closet plus main floor laundry. The open 9-foot-high basement is ready for you to design to your Desires.

Built in 2017

### Essential Information

MLS® #	E4424685
Price	\$500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,364
Acres	0.00



Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	13 Boulder Court
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1H2

### **Amenities**

Amenities	Deck, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Metal, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Metal, Stone, Vinyl

Foundation            Concrete Perimeter

**Additional Information**

Date Listed            March 7th, 2025

Days on Market      7

Zoning                 Zone 81

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