

## \$439,900 - 304 Brae Way, Leduc

MLS® #E4464445

**\$439,900**

3 Bedroom, 2.50 Bathroom, 1,586 sqft

Single Family on 0.00 Acres

Black Stone, Leduc, AB

START THE NEW YEAR IN YOUR NEW HOME! Currently under construction, THE VIEW 20' Duplex by LOOK BUILT INC. provides 3-Bedrooms, 2.5 Bathrooms and a SEPARATE SIDE ENTRANCE to a basement with 9' high ceilings, 2 windows, and is roughed in for a 2nd furnace, a full bathroom, wet bar, a hood fan and a laundry area. The main floor features 9' ceilings, a large center island/eating bar, stone countertops, soft close cabinets, an appliance allowance, pots & pans drawers, and an upgraded backsplash. Other highlights include wood & metal railings, window coverings, LVP flooring, a Great Room with a fireplace and a large Eating Area with SIZEABLE windows that open onto a rear deck with aluminum railings and a BBQ gas line. The upper level features a Bonus Room, a Laundry Area, and a BIG master bedroom with a walk-in closet & a full ensuite with 2 sinks! If you have a truck...the garage is 23' long and it will fit. Backing onto a walking trail and close to parks & a playground...START THE NEW YEAR IN YOUR NEW HOME!

Built in 2025

### Essential Information

MLS® # E4464445

Price \$439,900

**LOOK**  
BUILT INC.  
BL-1505E/1506E  
VIEW 20'/HORIZON 18'  
PRAIRIE ELEVATION



|                |               |
|----------------|---------------|
| Lease Rate     | \$7           |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,586         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 304 Brae Way |
| Area        | Leduc        |
| Subdivision | Black Stone  |
| City        | Leduc        |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T9E 1T7      |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached                               |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | ensuite bathroom                                             |
| Appliances        | Garage Control, Garage Opener, Window Coverings, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                    |
| Fireplace         | Yes                                                          |
| Fireplaces        | Mantel, Wall Mount                                           |
| Stories           | 2                                                            |
| Has Basement      | Yes                                                          |
| Basement          | Full, Unfinished                                             |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

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

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 81            |

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Listing information last updated on November 4th, 2025 at 6:02am MST