

Courtesy Of David Lofthaug Of Bode

\$439,900 - 306 Brae Way, Leduc

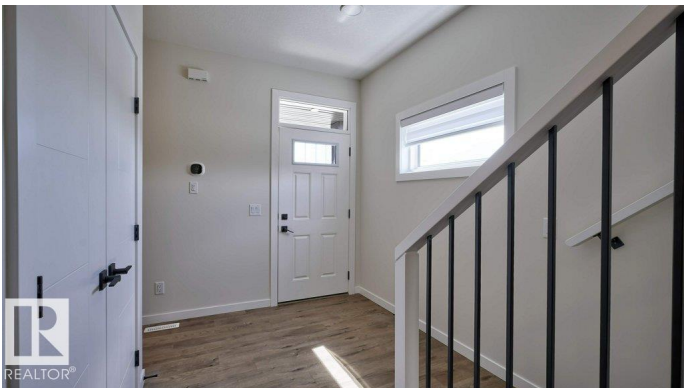
MLS® #E4463811

\$439,900

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

Black Stone, Leduc, AB

The View 20 by Look Built Inc. offers 1,579 sq ft of thoughtfully designed living space in the desirable Ruisseau community of Beaumont. This 3-bedroom, 2.5-bath home combines modern finishes with family functionality. The open-concept main floor features a bright kitchen with a large island, quartz countertops, and stylish cabinetry that flows into the dining and great room—perfect for entertaining or everyday living. Upstairs, the primary bedroom includes a walk-in closet and private ensuite, joined by two secondary bedrooms, a full bathroom, and a central bonus room for added flexibility. A double attached garage provides convenience and storage, while large windows bring in natural light throughout. Built with Look Built’s renowned attention to detail and quality craftsmanship, this home is ideal for families seeking comfort, style, and value in a growing community. Photos are representative.



Built in 2025

Essential Information

MLS® #	E4463811
Price	\$439,900
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	306 Brae Way
Area	Leduc
Subdivision	Black Stone
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1T7

Amenities

Amenities	Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 28th, 2025

Days on Market 3

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 October 31st, 2025 at 10:02am MDT