\$469,000 - 49 Birchmont Drive, Leduc

MLS® #E4462527

\$469.000

4 Bedroom, 2.50 Bathroom, 1,135 sqft Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautifully situated on a quiet corner lot in Bridgeport, this updated bi-level is the perfect family home. It offers 4 bedrooms, 2.5 baths & a double attached garage. Bright & welcoming, the open layout features new flooring & an abundance of natural light from extra windows. The impressive kitchen has a big island, gas stove, generous counter space & room for a full dining set overlooking the patio & backyard. The inviting living room enjoys sunshine from the south-facing windows. The spacious primary bedroom includes his & hers closets & a relaxing ensuite with jetted tub. Another bedroom & full bath complete the main floor. The fully finished basement provides a warm family room with wood-burning stove, two bedrooms, a full bath & laundry area. The insulated garage offers extra storage & a floor drain. The fenced yard, large shed & private setting make this a wonderful place to raise children, close to parks, schools, shopping & everything your family needs.

Built in 2006

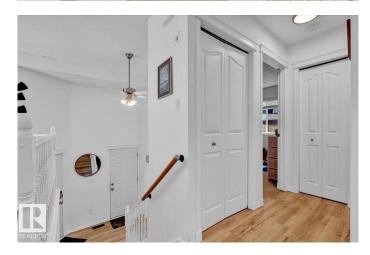
Essential Information

MLS® # E4462527 Price \$469,000

Bedrooms 4







Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,135 Acres 0.00 Year Built 2006

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

Community Information

Address 49 Birchmont Drive

Area Leduc

Subdivision Bridgeport

City Leduc

County ALBERTA

Province AB

Postal Code T9E 8S4

Amenities

Amenities Air Conditioner, Ceiling 9 ft., Patio

Parking Spaces 4

Parking 220 Volt Wiring, Double Garage Attached, Insulated, Over Sized

Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas,

Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Woodstove

Stories 2

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Corner Lot, Fenced, Landscaped, Park/Reserve,

Playground Nearby, Schools, Shopping Nearby

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

Additional Information

Date Listed October 17th, 2025

Days on Market 18

Zoning Zone 81

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