

## \$549,900 - 330 Bridgeport Place, Leduc

MLS® #E4429677

**\$549,900**

4 Bedroom, 3.50 Bathroom, 2,095 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome home - this air conditioned 2 storey in Bridgeport, backing WALKING PATH, offers 4 beds, 4 baths, a beauty open floor plan , soaring ceilings to the 2nd level. The granite island kitchen reaches to the dinette area and bright windows to the east facing rear yard. Ample maple cupboards, and spacious pantry compliment the family friendly layout. A gas fireplace is the centerpiece of the spacious living room and formal dining area. Double garden doors lead to the raised deck. Warm hardwood flooring throughout the foyer, kitchen, living room, and dining room. The upper level boasts 3 beds, bonus room with incredible natural lighting, main 4 pce. bath, the huge master-bed providing a bright 5 piece jetted tub ensuite with double sinks. The fully finished basement is great for everyone, with large family room, additional bedroom, 3 pce. bath, and furnace room, storage. The rear fenced yard backs walking path and green space. A turn key family home ready for your life's adventures. A pleasure to show.

Built in 2011

### Essential Information

MLS® # E4429677

Price \$549,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,095                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 330 Bridgeport Place |
| Area        | Leduc                |
| Subdivision | Bridgeport           |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M2              |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Vacuum System-Roughed-In |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel, Tile Surround   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Cul-De-Sac, Park/Reserve, Playground Nearby, Public Transportation, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 81         |

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Listing information last updated on May 2nd, 2025 at 12:47pm MDT