

## \$489,900 - 111 Ravine Villa(s), Leduc

MLS® #E4438270

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Updated 55+ Bungalow Condo on the Ravine in Ravine Villas. A peaceful, low maintenance living in this sought-after community in Leduc. A fully finished bungalow condo, offering a private, nature-filled retreat with modern comforts. Step into a bright, open concept living space featuring vaulted ceilings, new vinyl plank flooring, stylish kitchen with brand new cupboards, countertops, & stainless-steel appliances. Main floor offers 2 generous bedrooms, including a spacious primary with a 3-piece ensuite, & an additional 4-piece bathroom. Finished basement adds versatility with a 3rd bedroom, 3-piece bathroom, large rec room, sewing/craft area & workshop. Perfect for hobbies or storage. Step outside to enjoy morning coffee or evening sunsets on your private patio deck overlooking the ravine. A heated double garage ensures comfort & convenience year-round. A perfect opportunity to enjoy a modern, move-in-ready home in a quiet, friendly community, close to shopping, parks, & all of Leduc's amenities.

Built in 1992

### Essential Information

MLS® #	E4438270
Price	\$489,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,233
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	111 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6R1

### Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 23rd, 2025
Days on Market	16
Zoning	Zone 81
Condo Fee	\$374

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 June 8th, 2025 at 2:32am MDT