

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

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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	30
Zoning	Zone 81

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