

## \$845,000 - 46 Shores Drive, Leduc

MLS® #E4445025

**\$845,000**

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

**EXECUTIVE BUNGALOW! TRIPLE HEATED GARAGE! POND VIEWS! WALKOUT BASEMENT!** This 1701 sq ft 3 bed + flex room, 2.5 bath superb home on the SHORES shows a 10! It unites tasteful design with quality finishings & convenience. Features soaring ceilings on the main, stunning kitchen w/ luxury granite countertops, island & eating bar, new stove, soft close drawers, under cabinet lighting, walk through pantry, gleaming hardwood throughout main, two fireplaces, lit art niches, custom window coverings & mn floor laundry. Escape to your own master retreat offering a spacious bedroom with views, 5 pc ensuite and His and Hers walk in closets! Enjoy central air and an irrigation system. Bright fully developed walkout basement is ideal for family gatherings, w/ wet bar & fireplace. Two spacious bedrooms plus 4 pc bath. Serene pond views, with fountains! 8627 sq.ft. reversed pie lot impeccably landscaped with greenery and stone. Newer shingles! Create lasting memories! A must see!

Built in 2005

### Essential Information

MLS® # E4445025

Price \$845,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### Community Information

Address	46 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N7

### Amenities

Amenities	Air Conditioner, Bar, Deck
Parking	Heated, Insulated, Over Sized, Triple Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	61
Zoning	Zone 81

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