

\$650,000 - 40 Bridgeport Wynd, Leduc

MLS® #E4445484

\$650,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Backing onto a peaceful ravine and scenic walking trail, this beautifully maintained bungalow offers a blend of space, comfort, and nature. Featuring an oversized triple attached garage with hot & cold water taps, heated floors, drain, & includes a tandem drive-through bay, perfect for all your vehicles, toys, or workshop needs. The main floor hosts an open-concept layout with 9 ft ceilings, large windows which flood the space with natural light & framing views of the ravine. A cozy 3-sided gas fireplace adds warmth and charm. Youâ€™ll find two bedrooms upstairs, including a spacious primary suite with a walk-in closet & ensuite, plus a second full bathroom on the main floor. The finished basement features an additional bedroom, bathroom, & large Rec room with fireplace & wet bar. A screened deck at the back of the home provides a seamless connection to the outdoors. Step outside to a private backyard oasis with direct access to walking paths and mature natural surroundings.

Built in 1999

Essential Information

MLS® # E4445484

Price \$650,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,572
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	40 Bridgeport Wynd
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8B3

Amenities

Amenities	No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup
Parking	Heated, Over Sized, Triple Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wet Bar
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Treed Lot

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

School Information

Elementary	West Haven/St. Benedict
Middle	Ohpaho Secondary School
High	Ohpaho Secondary School

Additional Information

Date Listed	July 3rd, 2025
Days on Market	8
Zoning	Zone 81

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