

## \$530,000 - 24 Bridgeport Wynd, Leduc

MLS® #E4447640

**\$530,000**

4 Bedroom, 3.00 Bathroom, 1,733 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Located in the sought-after community of Bridgeport, this 1733 sq ft bungalow offers a prime location backing onto the lush and tranquil ravine. A spacious heated, double attached garage welcomes you home. Inside, you'll find an oak kitchen with a large island, corner pantry, and a bright dining nook with garden door access to a rear deck. The living room features vaulted ceilings, large windows, gas fireplace & built-in bookshelves. The main floor includes a den/formal dining room, spacious primary bedroom with deck access, & 5pc ensuite with jet tub, a 2nd bedroom, 3 pc bath, and laundry/mud room. The fully finished basement offers additional living space with 9' ceilings, a carpeted family room with fireplace & flex space roughed in for a wet bar, 2 bedrooms, 3 pc bath, storage, & utility room. Stunning back yard! Desirable neighbourhood with easy access to nature trails, lake, playground & shopping center. Golf, airport & all city amenities within a close drive.

Built in 1998

### Essential Information

MLS® # E4447640

Price \$530,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,733                  |
| Acres          | 0.00                   |
| Year Built     | 1998                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 24 Bridgeport Wynd |
| Area        | Leduc              |
| Subdivision | Bridgeport         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8B2            |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Deck, Vaulted Ceiling, See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Mantel, Tile Surround     |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Finished            |

### Exterior

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                        |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 14th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 81         |
| Foreclosure    | Yes             |

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Listing information last updated on August 5th, 2025 at 4:32am MDT