

## \$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	15
Zoning	Zone 81
Foreclosure	Yes

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Listing information last updated on July 28th, 2025 at 10:47pm MDT