

\$469,000 - 49 Birchmont Drive, Leduc

MLS® #E4462527

\$469,000

4 Bedroom, 2.50 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautifully situated on a quiet corner lot in Bridgeport, this updated bi-level is the perfect family home. It offers 4 bedrooms, 2.5 baths & a double attached garage. Bright & welcoming, the open layout features new flooring & an abundance of natural light from extra windows. The impressive kitchen has a big island, gas stove, generous counter space & room for a full dining set overlooking the patio & backyard. The inviting living room enjoys sunshine from the south-facing windows. The spacious primary bedroom includes his & hers closets & a relaxing ensuite with jetted tub. Another bedroom & full bath complete the main floor. The fully finished basement provides a warm family room with wood-burning stove, two bedrooms, a full bath & laundry area. The insulated garage offers extra storage & a floor drain. The fenced yard, large shed & private setting make this a wonderful place to raise children, close to parks, schools, shopping & everything your family needs.

Built in 2006

Essential Information

MLS® # E4462527

Price \$469,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	49 Birchmont Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Patio
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
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Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	18
Zoning	Zone 81

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