

## \$620,000 - 324 Bridgeport Place, Leduc

MLS® #E4441218

**\$620,000**

3 Bedroom, 2.50 Bathroom, 2,234 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautiful Homes by Santos 2 storey showcases thoughtful design & standout features in every corner with over 2200sq ft, 3 bdrms, 2.5 baths, central A/C & OVERSIZED 28'x25' HEATED GARAGE w/floor drain + hot/cold taps! Inside, front flex room makes for the perfect office or den & opens into a bright, welcoming living area anchored by a sleek, modern gas fireplace. Large windows let in plenty of natural light, making the space feel warm & inviting. The kitchen is a dream with stunning granite countertops, 2-tone cabinetry & a massive island that connects the space effortlessly. Walk-thru pantry to main floor laundry/mud room & garage access. Upstairs, the primary suite offers a calm & stylish retreat away from it all with a luxurious 5pc ensuite & a generous walk-in closet. Main 4pc bath, 2 more bdrms & unobstructed views from the bonus room complete the upper level. Step outside into your private outdoor oasis; composite deck, brick patio & custom shed surrounded by lovely landscaping make it the place to be!

Built in 2012

### Essential Information

MLS® # E4441218

Price \$620,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,234                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 324 Bridgeport Place |
| Area        | Leduc                |
| Subdivision | Bridgeport           |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M2              |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, No Smoking Home, Patio, Vinyl Windows |
| Parking   | Double Garage Attached, Heated, Over Sized                                  |

### Interior

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                             |
| Fireplaces        | Insert                                                                                                                                                          |
| Stories           | 2                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                                                |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                           |
| Exterior Features | Airport Nearby, Fenced, Landscaped, No Back Lane, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Stone, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                           |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 8th, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 81        |

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Listing information last updated on June 17th, 2025 at 2:02am MDT