

\$415,000 - 44 Birchglen Crescent, Leduc

MLS® #E4442951

\$415,000

3 Bedroom, 2.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

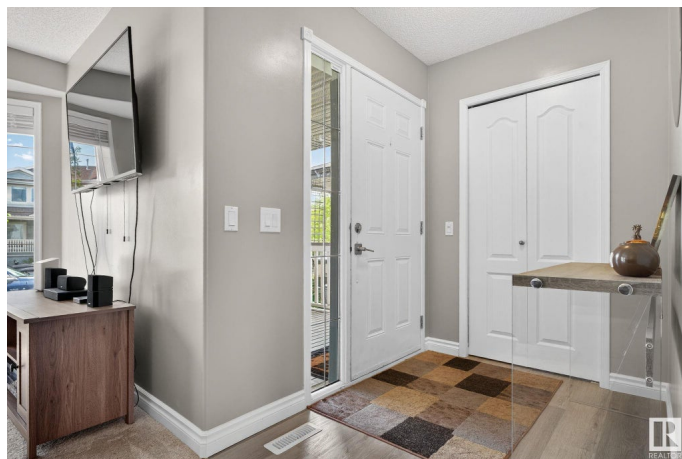
Bridgeport, Leduc, AB

Pride of ownership stands out in this 2 Storey home that is within walking distance to Leduc Common. You will immediately notice the curb appeal as you walk passed the covered front deck into the home where you have a spacious entry way. The main floor you can find the living room, a functional kitchen with a corner pantry, a dining room, and 2pc bathroom. Upstairs you'll find the primary bedroom with 4pc ensuite, 2 good size bedroom & a 4pc bath finish this floor. The basement is ready to be developed to your needs. The backyard is landscaped with a deck perfect for entertaining during this BBQ season. It is fully fenced with double detached garage. Recently upgraded: Shingles (weeks old) & flooring.

Built in 2007

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4442951 |
| Price | \$415,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,390 |
| Acres | 0.00 |



| | |
|------------|------------------------|
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 44 Birchglen Crescent |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0C5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Public Transportation |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 18th, 2025 |
| Days on Market | 19 |

Zoning

Zone 81

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Listing information last updated on July 6th, 2025 at 11:32pm MDT