

## \$620,000 - 302 Bridgeport Place, Leduc

MLS® #E4428512

**\$620,000**

5 Bedroom, 3.50 Bathroom, 2,159 sqft  
Single Family on 0.00 Acres

Bridgeport, Leduc, AB

This immaculately clean & meticulously maintained 2158 SqFt two-storey home offers 5 bedrooms (3 upstairs, 2 in the basement) & 4 bathrooms. The spacious garage (26' wide x 28' deep) is heated, fits a large truck, & provides ample space to walk around parked vehicles. Backing onto greenspace & walking paths, the property features beautiful landscaping, a fenced yard, fire pit area, & great views from the composite deck. Inside, enjoy a large front entry with walk-in closet, a laundry room with walk-through pantry, & a kitchen with granite countertops, gas stove, & built-in oven. The living room is highlighted by a cozy gas fireplace with stone facing.

Upstairs, the bonus room has vaulted ceilings & a garden door leading to the balcony. The primary bedroom includes a 5-piece ensuite & walk-in closet. Recent upgrades include new gutters, garage door/operator, dishwasher, washer, dryer, laundry cabinets, shed, lights, paint, fire pit & more. Air conditioning & exposed aggregate driveway complete the package.

Built in 2012

### Essential Information

MLS® #	E4428512
Price	\$620,000



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,159
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	302 Bridgeport Place
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M2

### **Amenities**

Amenities	Air Conditioner, Deck, No Smoking Home, Vaulted Ceiling
Parking	Double Garage Attached, Heated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Environmental Reserve, Fenced, Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Willow Park School
Middle	Ecole Leduc Junior High
High	Ohpaho Secondary School

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	2
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 4th, 2025 at 7:02pm MDT