

## \$744,900 - 339 Bridgeport Place, Leduc

MLS® #E4439167

**\$744,900**

4 Bedroom, 3.50 Bathroom, 2,610 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Located in one of the best family friendly neighbourhoods in Leduc. This 2-story custom walkout has all the bells and whistles including a walkout separate entrance legal basement suite. Beautifully planned main boasts a home chefs dream. The hand scraped engineered hardwood floors and porcelain tile create a warm atmosphere. Upstairs you will be drawn to a magnificent Master Bedroom with a full 5-piece ensuite. There is upstairs laundry and large bonus room. The walkout basement is a quiet legal suite equipped with a full set of appliances and separate laundry room This separate entrance will appeal to potential investors and families. Upgrades include Electric Heated Floor Tile, Hand Scraped Engineered Hardwood floors, Maple cabinets, Granite countertops, a very large walkthrough pantry, wide staircases, Air Conditioning, Gas Line to the deck, Heated Garage and Vaulted Ceilings. 220 power in garage

Built in 2012

### Essential Information

MLS® #	E4439167
Price	\$744,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	2,610
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	339 Bridgeport Place
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0M2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Walk-up Basement, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached, Front Drive Access, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Oven-Built-In, Refrigerator, Storage Shed, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Golf Nearby,

Landscaped, No Back Lane, Playground Nearby, Shopping Nearby,  
Sloping Lot, Vegetable Garden

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	17
Zoning	Zone 81

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