

\$525,000 - 30 Birchmont Drive, Leduc

MLS® #E4461495

\$525,000

4 Bedroom, 3.50 Bathroom, 2,046 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this beautifully updated 2,045 sq. ft. two-Storey home backing onto a peaceful open green space in the sought-after, family-friendly community of Bridgeport. With a playground, sledding hill, basketball court, and skating rink just steps from your back gate. Inside, you'll find a bright and inviting main floor featuring new vinyl plank flooring, fresh paint, a 2pc powder room and custom top-down cellular shades that fill the home with natural light. The open-concept main floor is perfect for everyday living and entertaining. Upstairs, discover three spacious bedrooms, a 4PC bathroom, and a versatile bonus room with double doors that easily functions as a fourth bedroom. The professionally finished basement offers space to relax or entertain, featuring a fourth bedroom and spacious living room. Step outside to a private backyard oasis with a hot tub, fire pit, and LED exterior lighting. With upgrades throughout, this move-in-ready home combines comfort, style, and a prime location.

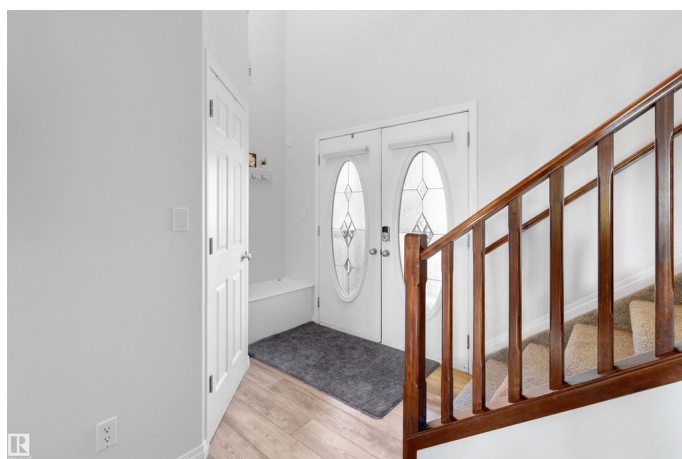
Built in 2007

Essential Information

MLS® # E4461495

Price \$525,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,046
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	30 Birchmont Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S5

Amenities

Amenities	On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Tub
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Hot Tub
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 9th, 2025

Days on Market 6

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 October 15th, 2025 at 3:32am MDT