

## \$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 | 18             |
| Zoning         | Zone 81        |

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Listing information last updated on June 16th, 2025 at 5:47pm MDT