

\$845,000 - 46 Shores Drive, Leduc

MLS® #E4445025

\$845,000

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

EXECUTIVE BUNGALOW! TRIPLE HEATED GARAGE! POND VIEWS! WALKOUT BASEMENT! This 1701 sq ft 3 bed + flex room, 2.5 bath superb home on the SHORES shows a 10! It unites tasteful design with quality finishings & convenience. Features soaring ceilings on the main, stunning kitchen w/ luxury granite countertops, island & eating bar, new stove, soft close drawers, under cabinet lighting, walk through pantry, gleaming hardwood throughout main, two fireplaces, lit art niches, custom window coverings & mn floor laundry. Escape to your own master retreat offering a spacious bedroom with views, 5 pc ensuite and His and Hers walk in closets! Enjoy central air and an irrigation system. Bright fully developed walkout basement is ideal for family gatherings, w/ wet bar & fireplace. Two spacious bedrooms plus 4 pc bath. Serene pond views, with fountains! 8627 sq.ft. reversed pie lot impeccably landscaped with greenery and stone. Newer shingles! Create lasting memories! A must see!

Built in 2005

Essential Information

MLS® # E4445025

Price \$845,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

Community Information

Address	46 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N7

Amenities

Amenities	Air Conditioner, Bar, Deck
Parking	Heated, Insulated, Over Sized, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater, Wet Bar
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 27th, 2025
Days on Market	63
Zoning	Zone 81

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