

## **\$389,854 - 3 Birchglen Crescent, Leduc**

MLS® #E4423171

**\$389,854**

4 Bedroom, 3.50 Bathroom, 1,386 sqft  
Single Family on 0.00 Acres

Bridgeport, Leduc, AB

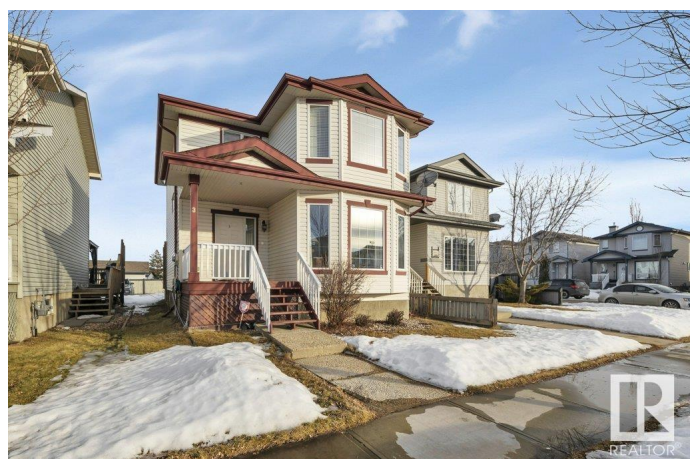
Great starter home in Bridgeport. This 1385 sq ft 2 storey represents excellent value with 4 bedrooms, 3.5 bathrooms, fully finished basement and more. West facing veranda works well for your morning coffee and your favorite beverage in the evening. Good sized entry with ceramic tile which extends to hallway kitchen and dining room. Spacious Living room features beautiful hardwood and bay window. Kitchen is attractive and very functional with lots of cabinetry, big walk in pantry, small moveable island and new stainless steel fridge and dishwasher. Dining area can accommodate bigger table and it looks out onto deck and yard. 2 pc bath completes the main floor. Upstairs has 4 pc main bath and 3 bedrooms including primary with bay window and 4 pc ensuite. Basement development features rec room, 4th bedroom and 3 pc Bath. Lots of parking in rear and large deck to relax or socialize with friends and family. Close to all amenities including parks, shopping, multi path way, restaurants and more.

Built in 2005

### **Essential Information**

MLS® # E4423171

Price \$389,854



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S4

### **Amenities**

Amenities	Deck
Parking	Front/Rear Drive Access, No Garage, Parking Pad Cement/Paved, See Remarks

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 27th, 2025  
Days on Market 13  
Zoning Zone 81

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Listing information last updated on March 12th, 2025 at 4:02pm MDT