

## \$415,000 - 44 Birchglen Crescent, Leduc

MLS® #E4442951

**\$415,000**

3 Bedroom, 2.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

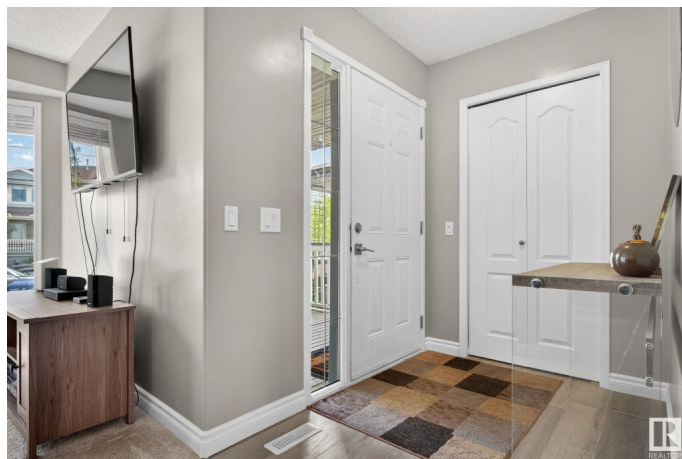
Bridgeport, Leduc, AB

Pride of ownership stands out in this 2 Storey home that is within walking distance to Leduc Common. You will immediately notice the curb appeal as you walk passed the covered front deck into the home where you have a spacious entry way. The main floor you can find the living room, a functional kitchen with a corner pantry, a dining room, and 2pc bathroom. Upstairs you'll find the primary bedroom with 4pc ensuite, 2 good size bedroom & a 4pc bath finish this floor. The basement is ready to be developed to your needs. The backyard is landscaped with a deck perfect for entertaining during this BBQ season. It is fully fenced with double detached garage. Recently upgraded: Shingles (weeks old) & flooring.

Built in 2007

### Essential Information

MLS® #	E4442951
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00



Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	44 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C5

### **Amenities**

Amenities	Deck
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Public Transportation
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 18th, 2025
Days on Market	16

## 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 July 4th, 2025 at 8:47pm MDT