

## \$650,000 - 40 Bridgeport Wynd, Leduc

MLS® #E4445484

**\$650,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Backing onto a peaceful ravine and scenic walking trail, this beautifully maintained bungalow offers a blend of space, comfort, and nature. Featuring an oversized triple attached garage with hot & cold water taps, heated floors, drain, & includes a tandem drive-through bay, perfect for all your vehicles, toys, or workshop needs. The main floor hosts an open-concept layout with 9 ft ceilings, large windows which flood the space with natural light & framing views of the ravine. A cozy 3-sided gas fireplace adds warmth and charm. You'll find two bedrooms upstairs, including a spacious primary suite with a walk-in closet & ensuite, plus a second full bathroom on the main floor. The finished basement features an additional bedroom, bathroom, & large Rec room with fireplace & wet bar. A screened deck at the back of the home provides a seamless connection to the outdoors. Step outside to a private backyard oasis with direct access to walking paths and mature natural surroundings.

Built in 1999

### Essential Information

MLS® # E4445484

Price \$650,000

Bedrooms 3



Bathrooms	3.00
Full Baths	3
Square Footage	1,572
Acres	0.00
Year Built	1999
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	40 Bridgeport Wynd
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8B3

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup
Parking	Heated, Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wet Bar
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Three Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Treed Lot

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	West Haven/St. Benedict
Middle	Ohpaho Secondary School
High	Ohpaho Secondary School

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	3
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 6th, 2025 at 5:02am MDT