

## \$600,000 - 22 Shorewood Cr, Leduc

MLS® #E4462176

**\$600,000**

5 Bedroom, 3.50 Bathroom, 2,197 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this stunning 5-bedroom family home in the sought-after Bridgeport neighbourhood, where comfort, space, and smart upgrades meet! Enjoy a bright open-concept main floor featuring a spacious kitchen with huge island, large dining, and living area—perfect for entertaining and family life. Upstairs offers 3 bedrooms, massive bonus room, plus convenient upper-level laundry. Enjoy a spa like en suite with corner jet tub in the oversize master bedroom. Recent upgrades include a new A/C (2022), furnace, hot water on demand, vinyl flooring, fridge & stove (2022), added insulation, and permanent outdoor lighting for year-round curb appeal. The oversized heated garage provides ample space for vehicles, tools, or hobbies. Step outside to your private backyard oasis with a large deck and gazebo—ideal for BBQs or relaxing evenings.

This beautifully updated home truly has it all—modern comfort, spacious design, and outdoor living at its best! Don't miss your chance to call this family-friendly gem home!

Built in 2013

### Essential Information

MLS® # E4462176

Price \$600,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,197                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 22 Shorewood Cr |
| Area        | Leduc           |
| Subdivision | Bridgeport      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 0K9         |

### Amenities

|           |                                                                                                                                                                                 |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Gazebo, Hot Water Instant, Insulation-Upgraded, No Smoking Home, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                                                                                          |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                        |
| Fireplaces        | Stone Facing                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                                                                             |

**Exterior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                      |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 81            |

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Listing information last updated on October 16th, 2025 at 8:02am MDT