

## \$584,900 - 303 Bridgeport Place, Leduc

MLS® #E4433310

**\$584,900**

3 Bedroom, 2.50 Bathroom, 2,246 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

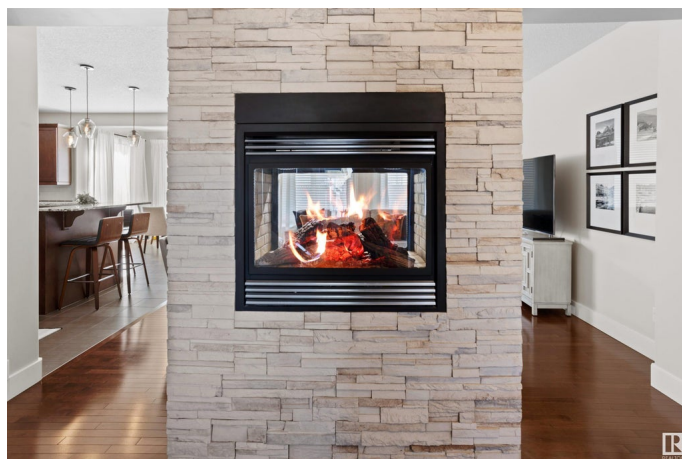
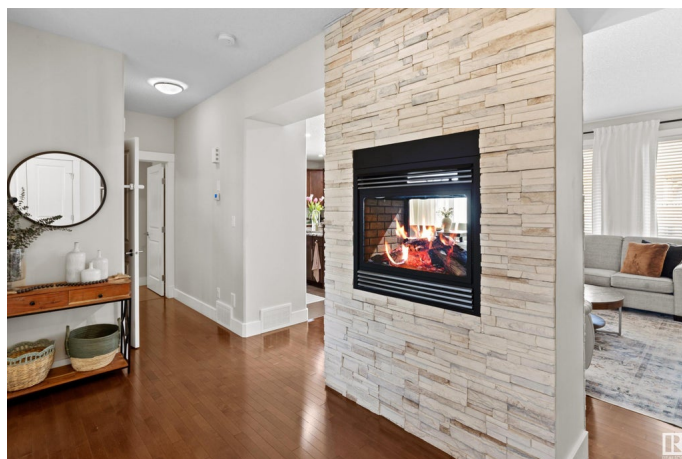
Located in the quiet and family-friendly community of Bridgeport, this former Western Living Showhome offers 2245 sq ft of upgraded living space. A spacious foyer welcomes you with a double-sided fireplace and cozy living room. The large kitchen features soft-close cabinets, a walk-thru pantry, an eat-up island bar, and plenty of storage. Just off the kitchen is the dining area, leading out to the covered rear deck—perfect for indoor-outdoor living. You will enjoy the nicely landscaped and fenced yard. Upstairs you’ll find a vaulted bonus room with fireplace, three bedrooms, a full bathroom, and convenient upper-floor laundry. The primary suite offers a spa-like ensuite with double sinks, a soaker tub, and separate shower. There’s also a half bath on the main floor. The basement is unfinished and ready for you to design the space you need. Oversized double attached garage, air conditioning, and nearby walking paths complete this well-maintained home. Hot tub hook-up in backyard.

Built in 2010

### Essential Information

MLS® # E4433310

Price \$584,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,246                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 303 Bridgeport Place |
| Area        | Leduc                |
| Subdivision | Bridgeport           |
| City        | Leduc                |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T9E 0M2              |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| Fireplace         | Yes                                                                                                            |
| Fireplaces        | Direct Vent, Double Sided                                                                                      |
| Stories           | 2                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Unfinished                                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Landscaped |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 81          |

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Listing information last updated on May 1st, 2025 at 1:32pm MDT