

## \$390,000 - 26 Birchglen Crescent, Leduc

MLS® #E4439381

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this beautifully maintained 2-storey home offering 1,385 sq. ft. of functional living space in a quiet, family-friendly neighborhood. With 3 spacious bedrooms, 2.5 bathrooms, and stylish finishes throughout, this home is perfect for first-time buyers, growing families, or savvy investors. Step inside to find a bright and open main floor featuring a generous living area, a modern kitchen with ample cabinetry, plus a cozy dining space ideal for family meals or entertaining guests. The large windows flood the space with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite. The additional bedrooms are perfect for kids, guests, or a home office, with a convenient 4-piece main bathroom nearby. Located just minutes from schools, parks, shopping, and commuter routes.

Built in 2007

### Essential Information

MLS® #	E4439381
Price	\$390,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	26 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C5

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	2 Outdoor Stalls, Front/Rear Drive Access, No Garage, Rear Drive Access

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 81

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