

## \$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 11:17am MDT