

## \$325,000 - 224 Ravine Villa(s), Leduc

MLS® #E4456971

**\$325,000**

1 Bedroom, 1.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

**BUDGET FRIENDLY! IMMEDIATE POSSESSION! CUTE & COZY!** Searching for an affordable 55+ duplex in desirable Ravine Villas? This rare 892 sq ft 1 bed, 1 bath single attached garage duplex has been freshened up & ready for a new owner. New paint throughout, you are greeted through the mudroom off the garage, w/ laundry room & coat closet. Across is your spacious bedroom, w/ walk in closet & cheater 4 pce bathroom for convenience. Beautiful vaulted ceilings in the living room for ample natural light & visiting with friends. Open concept kitchen / dining space, with plenty of cabinets & countertops, access to the back deck & room for a decent sized table! The basement is unfinished, but room to add another bedroom, rec room, or use as storage. Pex water lines, reasonable condo fees of \$249.96. Steps to trails, walking distance to Leduc Common, & quick access to EIA. A nice home to enjoy your retirement years! \*Some photos have been virtually staged\*

Built in 1999

### Essential Information

MLS® # E4456971

Price \$325,000

Bedrooms 1



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 892               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 224 Ravine Villa(s) |
| Area        | Leduc               |
| Subdivision | Bridgeport          |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 8B9             |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Vaulted Ceiling, Vinyl Windows |
| Parking   | Single Garage Attached               |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                    |
| Exterior Features | Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Brick, Vinyl                                                    |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 9                   |
| Zoning         | Zone 81             |
| Condo Fee      | \$250               |

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Listing information last updated on September 18th, 2025 at 8:17am MDT