

## \$459,900 - 321 Ravine Villa(s), Leduc

MLS® #E4417633

**\$459,900**

2 Bedroom, 3.00 Bathroom, 1,452 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Visit the Listing Brokerage (and/or listing REALTOR®) website to obtain additional information. This, 1452 sq.ft condo has been beautifully maintained. The main floor features a spacious living/dining room with gas fireplace and beautiful oak hardwood flooring that extends into the main bedroom. The eat-in kitchen offers ample cabinet space, while the master bedroom features a 3 piece ensuite bathroom and walk in closet. A den, 4 piece bathroom and main floor laundry complete this floor. The fully finished basement includes an additional bedroom, a generous living area, and a third bathroom. The basement also features exceptional storage areas and a dedicated office space. The insulated, drywalled two-car garage is equipped with 20-amp wiring and is pre-wired for heat.

Built in 2002

### Essential Information

MLS® #	E4417633
Price	\$459,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,452
Acres	0.00
Year Built	2002



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	321 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8H3

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Television Connection, Vaulted Ceiling, Vinyl Windows, See Remarks
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Parking Spaces	4
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Parking	Double Garage Attached
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### **Interior**

Interior Features	ensuite bathroom
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Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
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Heating	Forced Air-1, Natural Gas
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Fireplace	Yes
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Fireplaces	Mantel, See Remarks
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Stories	2
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Has Basement	Yes
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Basement	Full, Finished
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### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, No Through Road, Schools, Shopping Nearby, See Remarks
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Roof	Asphalt Shingles
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Construction	Wood, Vinyl
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Foundation	Concrete Perimeter
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## **Additional Information**

Date Listed	January 9th, 2025
Days on Market	64
Zoning	Zone 81
Condo Fee	\$340

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Listing information last updated on March 14th, 2025 at 12:32pm MDT