

\$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 1:47pm MDT