

\$449,900 - 317 Ravine Villa(s), Leduc

MLS® #E4419843

\$449,900

2 Bedroom, 3.00 Bathroom, 1,451 sqft
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Adult Bungalow Condo – Spacious & Bright!

This beautiful 1,450 sq. ft. bungalow condo offers the perfect blend of comfort and convenience. Featuring a double attached garage, with new garage door opener.

Featuring bright open-concept layout, and vaulted ceilings, this home is both inviting and functional. Key Features: Convenient location in a well-maintained community. Vaulted

ceilings with skylights in the kitchen & primary bath. Gas fireplace for cozy evenings. New vinyl flooring. Sunny, front spare bedroom or den, Primary suite with a walk-in closet.

Basement includes a den, full bath, and partially finished rec room. This home also has plenty of storage space and Low condo fees Don't miss this opportunity!”

Built in 2001

Essential Information

MLS® #	E4419843
Price	\$449,900
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,451
Acres	0.00
Year Built	2001



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

Community Information

Address	317 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8H3

Amenities

Amenities	Deck, Skylight, Vaulted Ceiling
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	January 30th, 2025
Days on Market	43
Zoning	Zone 81
Condo Fee	\$336

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