

## \$525,000 - 30 Birchmont Drive, Leduc

MLS® #E4461495

**\$525,000**

4 Bedroom, 3.50 Bathroom, 2,046 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this beautifully updated 2,045 sq. ft. two-Storey home backing onto a peaceful open green space in the sought-after, family-friendly community of Bridgeport. With a playground, sledding hill, basketball court, and skating rink just steps from your back gate. Inside, you'll find a bright and inviting main floor featuring new vinyl plank flooring, fresh paint, a 2pc powder room and custom top-down cellular shades that fill the home with natural light. The open-concept main floor is perfect for everyday living and entertaining. Upstairs, discover three spacious bedrooms, a 4PC bathroom, and a versatile bonus room with double doors that easily functions as a fourth bedroom. The professionally finished basement offers space to relax or entertain, featuring a fourth bedroom and spacious living room. Step outside to a private backyard oasis with a hot tub, fire pit, and LED exterior lighting. With upgrades throughout, this move-in-ready home combines comfort, style, and a prime location.

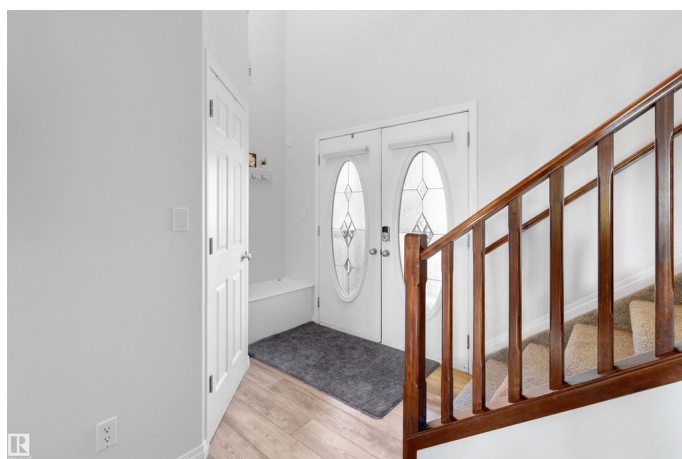
Built in 2007

### Essential Information

MLS® # E4461495

Price \$525,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,046                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 30 Birchmont Drive |
| Area        | Leduc              |
| Subdivision | Bridgeport         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8S5            |

### Amenities

|           |                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Fire Pit, Hot Tub |
| Parking   | Double Garage Attached                                                                                  |

### Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating           | Forced Air-1, Natural Gas                                                                                                        |
| Stories           | 3                                                                                                                                |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full, Finished                                                                                                                   |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Wood, Vinyl                              |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby |
| Roof              | Asphalt Shingles                         |
| Construction      | Wood, Vinyl                              |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 9th, 2025

Days on Market                7

Zoning                            Zone 81

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Listing information last updated on October 16th, 2025 at 2:17pm MDT