

\$650,000 - 40 Bridgeport Wynd, Leduc

MLS® #E4445484

\$650,000

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Backing onto a peaceful ravine and scenic walking trail, this beautifully maintained bungalow offers a blend of space, comfort, and nature. Featuring an oversized triple attached garage with hot & cold water taps, heated floors, drain, & includes a tandem drive-through bay, perfect for all your vehicles, toys, or workshop needs. The main floor hosts an open-concept layout with 9 ft ceilings, large windows which flood the space with natural light & framing views of the ravine. A cozy 3-sided gas fireplace adds warmth and charm. Youâ€™ll find two bedrooms upstairs, including a spacious primary suite with a walk-in closet & ensuite, plus a second full bathroom on the main floor. The finished basement features an additional bedroom, bathroom, & large Rec room with fireplace & wet bar. A screened deck at the back of the home provides a seamless connection to the outdoors. Step outside to a private backyard oasis with direct access to walking paths and mature natural surroundings.

Built in 1999

Essential Information

MLS® # E4445484

Price \$650,000

Bedrooms 3



| | |
|----------------|------------------------|
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,572 |
| Acres | 0.00 |
| Year Built | 1999 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 40 Bridgeport Wynd |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8B3 |

Amenities

| | |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Wet Bar, Natural Gas BBQ Hookup |
| Parking | Heated, Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wet Bar |
| Heating | In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Three Sided |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Treed Lot |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|-------------------------|
| Elementary | West Haven/St. Benedict |
| Middle | Ohpaho Secondary School |
| High | Ohpaho Secondary School |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 3rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 81 |

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Listing information last updated on July 11th, 2025 at 7:02pm MDT