# \$515,000 - 208 Ravine Villa(s), Leduc

MLS® #E4432801

#### \$515,000

3 Bedroom, 3.00 Bathroom, 1,463 sqft Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Here is the one you've been waiting for! Amazing Adult bungalow complex backing the ravine in Prime Leduc location. In pristine condition. Walking distance to Leduc Common where there is shopping galore, including groceries. 1462 sq ft on main floor with Vaulted ceilings and quality skylight and solar light features for additional natural light. Massive primary bedroom! Fully finished basement (an additional 1388 sq ft of living space) with an additional 2 bedrooms (4 bedrooms in total) also a 4 piece bathroom and enormous recreational family room. Furnace has been reconditioned with a new board and a new sump pump installed. Only one neighbour attached with no other units in front, very private location. Listen to the birds on your quiet deck with green common space for your enjoyment. Additional guest parking spots directly across so your guests are right out front. Double attached garage - 21.6 x 19.34. New high quality laminate flooring in the open concept floor plan! Don't come up very often!

Built in 1998

## **Essential Information**

MLS® # E4432801 Price \$515,000







Bedrooms 3

Bathrooms 3.00

Full Baths 3

Square Footage 1,463

Acres 0.00

Year Built 1998

Type Condo / Townhouse

Sub-Type Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 208 Ravine Villa(s)

Area Leduc

Subdivision Bridgeport

City Leduc

County ALBERTA

Province AB

Postal Code T9E 8B9

## **Amenities**

Amenities Ceiling 10 ft., Deck, No Animal Home, No Smoking Home,

Parking-Visitor, Skylight, Vaulted Ceiling, Vinyl Windows

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control,

Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System

Attachments, Vacuum Systems, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 2

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Golf Nearby, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 52

Zoning Zone 81

Condo Fee \$370

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Listing information last updated on June 16th, 2025 at 5:02pm MDT