

Courtesy Of Kevin B Doyle Of RE/MAX Elite

## \$325,000 - 224 Ravine Villa(s), Leduc

MLS® #E4456971

**\$325,000**

1 Bedroom, 1.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

**BUDGET FRIENDLY! IMMEDIATE POSSESSION! CUTE & COZY!** Searching for an affordable 55+ duplex in desirable Ravine Villas? This rare 892 sq ft 1 bed, 1 bath single attached garage duplex has been freshened up & ready for a new owner. New paint throughout, you are greeted through the mudroom off the garage, w/ laundry room & coat closet. Across is your spacious bedroom, w/ walk in closet & cheater 4 pce bathroom for convenience. Beautiful vaulted ceilings in the living room for ample natural light & visiting with friends. Open concept kitchen / dining space, with plenty of cabinets & countertops, access to the back deck & room for a decent sized table! The basement is unfinished, but room to add another bedroom, rec room, or use as storage. Pex water lines, reasonable condo fees of \$249.96. Steps to trails, walking distance to Leduc Common, & quick access to EIA. A nice home to enjoy your retirement years! \*Some photos have been virtually staged\*

Built in 1999

### Essential Information

MLS® # E4456971

Price \$325,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	892
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### Community Information

Address	224 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8B9

### Amenities

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 9th, 2025
Days on Market	2
Zoning	Zone 81
Condo Fee	\$250

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Listing information last updated on September 11th, 2025 at 6:17am MDT