

\$499,900 - 208 Ravine Villa(s), Leduc

MLS® #E4456598

\$499,900

4 Bedroom, 3.00 Bathroom, 1,463 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Sought after best section phase 2! Amazing Adult 55+ bungalow complex backing the ravine with trail in Prime Leduc location. In pristine condition. 2850 sq ft of living space!! Largest floor plan available. Walking distance to Leduc Common for all shopping needs. 1462 sq ft on main with Vaulted ceilings and quality skylight and solar light features for additional natural light. Corner gas fireplace. The huge master bedroom has walk-in closet and large ensuite with vanity space.!! Fully finished basement with an additional 2 bedrooms (4 bedrms in total) also a 4 piece bathroom and enormous recreational family room. Gas and venting ready for a 2nd gas fireplace. Furnace has been reconditioned with a new board and a new sump pump installed. Very private location. Listen to the birds on your quiet deck with green common space for your enjoyment. lots of guest parking spots. Double attached garage - 21.6 x 19.34. These ravine backed properties Don't come up very often! Great complex with nice neighbours!

Built in 1998

Essential Information

MLS® # E4456598

Price \$499,900

Bedrooms 4



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	September 6th, 2025
Days on Market	8
Zoning	Zone 81
Condo Fee	\$370

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