

## \$479,000 - 108 Ravine Villa(s), Leduc

MLS® #E4419970

**\$479,000**

3 Bedroom, 3.00 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

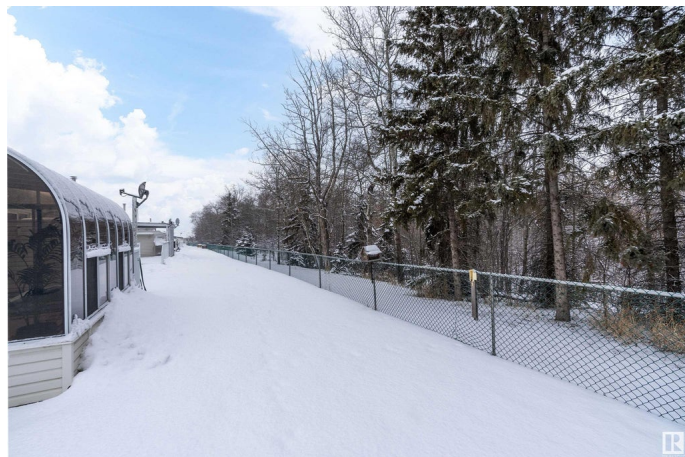
### IMMACULATE RAVINE-VIEW BUNGALOW!

Nestled in the sought-after Ravine Villas (55+), this 1,200+ sqft END UNIT offers serene living with no back neighbors. Vaulted ceilings and a skylight flood the open-concept living area with natural light, leading to a cozy gas fireplace and bay window. The spacious kitchen features ample cabinetry, upgraded countertops, and opens to a 10'x14' SUNROOM perfect for year-round relaxation. The primary suite boasts dual closets and a refreshed ensuite with a walk-in shower. Main floor laundry adds convenience. The fully finished basement includes a rec room, bedroom, 4-piece bath, and storage. Enjoy A/C, a heated 20'x22' double garage, and access to nearby trails, golf, and shopping. RV parking available. Country views in the city don't miss this gem!

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419970  |
| Price          | \$479,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,255     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1992              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | Bungalow          |
| Status     | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 108 Ravine Villa(s) |
| Area        | Leduc               |
| Subdivision | Bridgeport          |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 6R1             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Skylight, Sunroom |
| Parking   | Double Garage Attached                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Golf Nearby, Landscaped, Ravine View, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 63                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$373   |

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Listing information last updated on April 5th, 2025 at 2:47am MDT