

\$474,000 - 108 Ravine Villa(s), Leduc

MLS® #E4419970

\$474,000

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	\$474,000
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	91

Zoning	Zone 81
Condo Fee	\$373

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