

## \$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	130
Zoning	Zone 81
Condo Fee	\$370

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