

## \$377,500 - 13 Birchglen Crescent, Leduc

MLS® #E4449226

**\$377,500**

4 Bedroom, 2.50 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Immaculate home with great street appeal. Lovely front veranda to sit and enjoy your coffee. Inside the home has been completely repaint, vinyl plank floors, NEW shingles (2024), HWT (2020), new dishwasher (2023). Both front veranda and back deck have been repainted. Main floor features a spacious living room, 2 piece powder room and eat in kitchen with bright windows. Upstairs the primary suite has a large walk in closet, 4 piece main bathroom, 2 more bedrooms. The fully finished basement has a family room, 3 piece bathroom, 4th bedrooms, laundry and storage. There is a large back deck, storage shed, double parking in back, completely fenced, central AC. Perfect spot to call home!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449226  |
| Price          | \$377,500 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,214     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 13 Birchglen Crescent |
| Area        | Leduc                 |
| Subdivision | Bridgeport            |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0C5               |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | Air Conditioner |
| Parking   | See Remarks     |

### Interior

|              |                                                                                                                                      |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                            |
| Stories      | 3                                                                                                                                    |
| Has Basement | Yes                                                                                                                                  |
| Basement     | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 81         |

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