

## \$479,000 - 49 Birchmont Drive, Leduc

MLS® #E4462527

**\$479,000**

4 Bedroom, 2.50 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautifully situated on a quiet corner lot in Bridgeport, this updated bi-level is the perfect family home. It offers 4 bedrooms, 2.5 baths & a double attached garage. Bright & welcoming, the open layout features new flooring & an abundance of natural light from extra windows. The impressive kitchen has a big island, gas stove, generous counter space & room for a full dining set overlooking the patio & backyard. The inviting living room enjoys sunshine from the south-facing windows. The spacious primary bedroom includes his & hers closets & a relaxing ensuite with jetted tub. Another bedroom & full bath complete the main floor. The fully finished basement provides a warm family room with wood-burning stove, two bedrooms, a full bath & laundry area. The insulated garage offers extra storage & a floor drain. The fenced yard, large shed & private setting make this a wonderful place to raise children, close to parks, schools, shopping & everything your family needs.

Built in 2006

### Essential Information

MLS® # E4462527

Price \$479,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,135                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 49 Birchmont Drive |
| Area        | Leduc              |
| Subdivision | Bridgeport         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8S4            |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Patio                          |
| Parking Spaces | 4                                                              |
| Parking        | 220 Volt Wiring, Double Garage Attached, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Fireplace         | Yes                                                                                                                                          |
| Fireplaces        | Woodstove                                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 81            |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 26th, 2025 at 8:32pm MDT