

\$399,000 - 130 Ravine Villa(s), Leduc

MLS® #E4435135

\$399,000

2 Bedroom, 3.00 Bathroom, 1,010 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Immaculate Adult Condo in Desirable Ravine Villas! This beautifully maintained adult bungalow-style condo is located in the highly sought-after Ravine Villas and is in amazing condition throughout. The updated kitchen features granite countertops, rich dark cabinetry, and plenty of prep space. Enjoy the convenience of main floor laundry and the warmth of a cozy great room with a gas fireplace. Newer windows and doors. The south-facing dining room opens to a covered deck, perfect for enjoying sunny afternoons. The spacious primary bedroom includes a walk-in closet and a 3-piece ensuite, while the second bedroom offers flexibility as a guest room or den. A skylight adds natural light to the main living space, and the attached double garage provides secure parking and storage. The partially developed basement includes a large family room and 3-piece bathroom, with plenty of space for future development. Enjoy low condo fees in a quiet, well-managed communityâ€”ideal for comfortable, maintenance-free living.



Built in 1992

Essential Information

MLS® # E4435135

Price \$399,000

| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,010 |
| Acres | 0.00 |
| Year Built | 1992 |
| Type | Condo / Townhouse |
| Sub-Type | Half Duplex |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 130 Ravine Villa(s) |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6R1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Skylight |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 1 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Landscaped, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 2 |
| Zoning | Zone 81 |
| Condo Fee | \$315 |

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