

## \$525,000 - 12 Birchwood Close, Leduc

MLS® #E4453985

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this spacious 2-storey home in family-friendly Bridgeport, ideally located in a quiet cul-de-sac close to schools, parks, playgrounds, and walking paths. The main floor offers a large front entry, a huge kitchen with island, corner pantry, and plenty of cabinetry, a generous dining nook, a cozy living room with gas fireplace, a convenient 2-piece bath, and main floor laundry. Upstairs features three good-sized bedrooms, with the spacious primary suite including a large walk-in closet and ensuite. A separate vaulted-ceiling bonus room adds extra living space away from the bedrooms, and a 4-piece bath completes the upper level. The fully finished basement includes a fourth bedroom, rec room, 3-piece bath, and ample storage. The backyard has a large deck and backs onto a back alley—offering RV parking potential. To top it off, this well-laid-out home features A/C, a double attached HEATED garage, and offers the perfect blend of space, comfort, and location!

Built in 2002

### Essential Information

MLS® # E4453985

Price \$525,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,959                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 12 Birchwood Close |
| Area        | Leduc              |
| Subdivision | Bridgeport         |
| City        | Leduc              |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T9E 8B5            |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Air Conditioner, Deck          |
| Parking   | Double Garage Attached, Heated |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-2, Natural Gas                                                        |
| Fireplace         | Yes                                                                              |
| Fireplaces        | Mantel                                                                           |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

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

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 24                |
| Zoning         | Zone 81           |

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Listing information last updated on September 14th, 2025 at 2:32am MDT