

## \$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 alleyâ€”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!

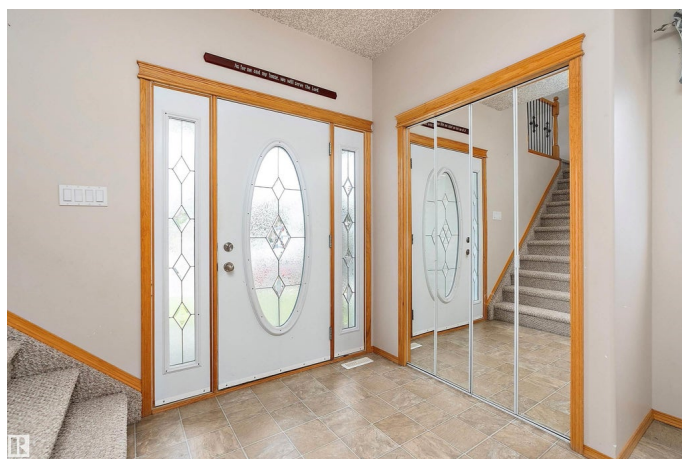
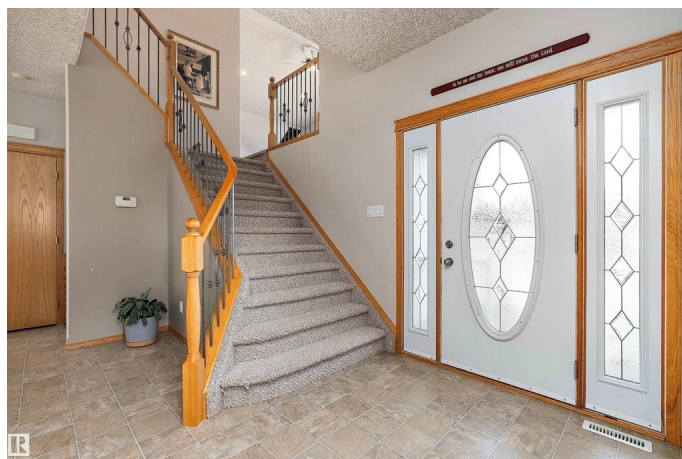
Built in 2002

### 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
Zoning	Zone 81

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Listing information last updated on August 21st, 2025 at 6:17pm MDT