

\$489,900 - 111 Ravine Villa(s), Leduc

MLS® #E4438270

\$489,900

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Updated 55+ Bungalow Condo on the Ravine in Ravine Villas. A peaceful, low maintenance living in this sought-after community in Leduc. A fully finished bungalow condo, offering a private, nature-filled retreat with modern comforts. Step into a bright, open concept living space featuring vaulted ceilings, new vinyl plank flooring, stylish kitchen with brand new cupboards, countertops, & stainless-steel appliances. Main floor offers 2 generous bedrooms, including a spacious primary with a 3-piece ensuite, & an additional 4-piece bathroom. Finished basement adds versatility with a 3rd bedroom, 3-piece bathroom, large rec room, sewing/craft area & workshop. Perfect for hobbies or storage. Step outside to enjoy morning coffee or evening sunsets on your private patio deck overlooking the ravine. A heated double garage ensures comfort & convenience year-round. A perfect opportunity to enjoy a modern, move-in-ready home in a quiet, friendly community, close to shopping, parks, & all of Leduc's amenities.

Built in 1992

Essential Information

MLS® #	E4438270
Price	\$489,900
Bedrooms	3



Bathrooms	3.00
Full Baths	3
Square Footage	1,233
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	111 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6R1

Amenities

Amenities	Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 23rd, 2025
Days on Market	47
Zoning	Zone 81
Condo Fee	\$374

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