

## \$450,000 - 23 Birchmont Crescent, Leduc

MLS® #E4436561

**\$450,000**

3 Bedroom, 2.50 Bathroom, 1,892 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

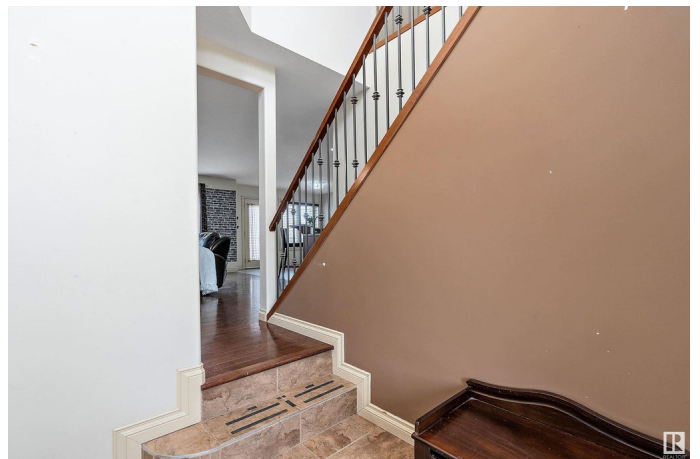
Spacious home located in the heart of Bridgeport. Featuring 3 generous bedrooms and 2.5 bathrooms, this home is perfect for growing families. The main level offers a bright and open layout, beginning with a large entryway that leads into a cozy living room complete with a gas fireplace. The kitchen is designed for both function and style, boasting a corner pantry, raised island, and ample cabinetry. A large dining nook overlooks the backyard and provides access to a two-tiered deck—ideal for entertaining or relaxing outdoors. A huge laundry room and a convenient 2-piece bath complete the main floor. Upstairs, you'll find a large bonus room, perfect for a play area or home office, along with three sizable bedrooms. The primary suite features a spacious ensuite with a separate shower. The upper floor also includes a full bathroom for the additional bedrooms. The unspoiled basement offers endless potential and is ready for your personal touch. Close to schools, playgrounds, walking paths, and more.

Built in 2006

### Essential Information

MLS® # E4436561

Price \$450,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,892
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	23 Birchmont Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S3

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, No Back Lane,

Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	4
Zoning	Zone 81

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Listing information last updated on May 19th, 2025 at 4:17pm MDT