

\$514,900 - 328 Ravine Villa(s), Leduc

MLS® #E4464803

\$514,900

3 Bedroom, 3.00 Bathroom, 1,448 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Updated 55+ Bungalow Condo, beautifully renovated bungalow-style condo combines comfort, functionality, & a peaceful ravine view. Featuring 2 spacious bedrooms & 2 versatile flex spaces, offering plenty of room for guests, hobbies, or a home office. The open-concept main floor showcases vaulted ceilings & a double-sided fireplace that adds warmth & charm to the living room, kitchen/dining area & primary bedroom. Enjoy the convenience of main floor laundry, a 4-piece main bathroom, & a 3-piece ensuite in the primary bedroom. The fully finished basement provides additional living space, complete with another 3-piece bathroom. Step out back to enjoy a morning coffee or evening sunsets on your private deck overlooking the ravine. Complete with a double attached garage offering ample storage & parking. Move-in ready & designed for low-maintenance living, this home is perfect for those seeking a quiet, adult-oriented lifestyle. Close to shopping, parks, recreation & all of Leduc's amenities.

Built in 2004

Essential Information

MLS® # E4464803

Price \$514,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,448
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	328 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8H3

Amenities

Amenities	Deck, Exterior Walls- 2"x6", Hot Water Tankless
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Flat Site, Golf Nearby, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 5th, 2025
Days on Market	13
Zoning	Zone 81
Condo Fee	\$353

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 17th, 2025 at 8:37pm MST