

\$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 | 25 |
| Zoning | Zone 81 |
| Condo Fee | \$374 |

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 June 17th, 2025 at 7:17am MDT