

## \$377,500 - 13 Birchglen Crescent, Leduc

MLS® #E4449226

**\$377,500**

4 Bedroom, 2.50 Bathroom, 1,214 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Immaculate home with great street appeal. Lovely front veranda to sit and enjoy your coffee. Inside the home has been completely repaint, vinyl plank floors, NEW shingles (2024), HWT (2020), new dishwasher (2023). Both front veranda and back deck have been repainted. Main floor features a spacious living room, 2 piece powder room and eat in kitchen with bright windows. Upstairs the primary suite has a large walk in closet, 4 piece main bathroom, 2 more bedrooms. The fully finished basement has a family room, 3 piece bathroom, 4th bedrooms, laundry and storage. There is a large back deck, storage shed, double parking in back, completely fenced, central AC. Perfect spot to call home!

Built in 2006

### Essential Information

MLS® #	E4449226
Price	\$377,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,214
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	13 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C5

### Amenities

Amenities	Air Conditioner
Parking	See Remarks

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	Zone 81

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