

\$474,000 - 108 Ravine Villa(s), Leduc

MLS® #E4419970

\$474,000

3 Bedroom, 3.00 Bathroom, 1,255 sqft
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

IMMACULATE RAVINE-VIEW BUNGALOW!
Nestled in the sought-after Ravine Villas (55+), this 1,200+ sqft END UNIT offers serene living with no back neighbors. Vaulted ceilings and a skylight flood the open-concept living area with natural light, leading to a cozy gas fireplace and bay window. The spacious kitchen features ample cabinetry, upgraded countertops, and opens to a 10â€™™x14â€™™ SUNROOMâ€™™perfect for year-round relaxation. The primary suite boasts dual closets and a refreshed ensuite with a walk-in shower. Main floor laundry adds convenience. The fully finished basement includes a rec room, bedroom, 4-piece bath, and storage. Enjoy A/C, a heated 20â€™™x22â€™™ double garage, and access to nearby trails, golf, and shopping. RV parking available. Country views in the cityâ€™™donâ€™™t miss this gem!

Built in 1992

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4419970 |
| Price | \$474,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,255 |
| Acres | 0.00 |



| | |
|------------|-------------------|
| Year Built | 1992 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 108 Ravine Villa(s) |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 6R1 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Skylight, Sunroom |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Golf Nearby, Landscaped, Ravine View, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | February 1st, 2025 |
| Days on Market | 88 |

| | |
|-----------|---------|
| Zoning | Zone 81 |
| Condo Fee | \$373 |

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Listing information last updated on April 30th, 2025 at 7:02pm MDT