

## \$390,000 - 26 Birchglen Crescent, Leduc

MLS® #E4439381

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this beautifully maintained 2-storey home offering 1,385 sq. ft. of functional living space in a quiet, family-friendly neighborhood. With 3 spacious bedrooms, 2.5 bathrooms, and stylish finishes throughout, this home is perfect for first-time buyers, growing families, or savvy investors. Step inside to find a bright and open main floor featuring a generous living area, a modern kitchen with ample cabinetry, plus a cozy dining space ideal for family meals or entertaining guests. The large windows flood the space with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite. The additional bedrooms are perfect for kids, guests, or a home office, with a convenient 4-piece main bathroom nearby. Located just minutes from schools, parks, shopping, and commuter routes.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4439381  |
| Price      | \$390,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,386                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 26 Birchglen Crescent |
| Area        | Leduc                 |
| Subdivision | Bridgeport            |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0C5               |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking   | 2 Outdoor Stalls, Front/Rear Drive Access, No Garage, Rear Drive Access        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 30th, 2025  
Days on Market      17  
Zoning                Zone 81

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Listing information last updated on June 16th, 2025 at 4:47am MDT