

## \$899,000 - 82 Shores Drive, Leduc

MLS® #E4444642

**\$899,000**

4 Bedroom, 3.00 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Executive style, 1716 sq.ft. FD, WALK-OUT BUNGALOW in prestigious Shores of Bridgeport offers 2+2 bedrooms + mn flr den & laundry, 3 full baths & fantastic lake views from nearly every room of this superb home.

Exuding opulence with 10' ceilings throughout the mn flr & luxurious hardwood through to the bedrooms, this open concept layout boasts near floor to ceiling windows, granite countertops & handsome maple kitchen cabinets with center island & raised eating bar.

Adjoining dinette open to the great room showcasing a double sided fireplace flanked by built-ins. All with fabulous lake & fountain views! Master suite features private balcony access, fireplace, 5 piece spa like ensuite & walk in closet. FD WALK OUT basement offers in floor heating, family/games room, wet bar, 2 bedrooms, 4 pc bath, hobby & storage room. Triple attached heated garage. Two covered decks; retractable awning. Lower patio & circular firepit area offer new stamped concrete. Beautifully landscaped! Ready to move into and enjoy!

Built in 2006

### Essential Information

MLS® # E4444642

Price \$899,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,719
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	82 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N7

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Sprinkler Sys-Underground, Walkout Basement, Wall Unit-Built-In, Wet Bar, Natural Gas BBQ Hookup
Parking	Front Drive Access, Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, Park/Reserve, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	33
Zoning	Zone 81

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