

\$525,000 - 12 Birchwood Close, Leduc

MLS® #E4453985

\$525,000

4 Bedroom, 3.50 Bathroom, 1,959 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this spacious 2-storey home in family-friendly Bridgeport, ideally located in a quiet cul-de-sac close to schools, parks, playgrounds, and walking paths. The main floor offers a large front entry, a huge kitchen with island, corner pantry, and plenty of cabinetry, a generous dining nook, a cozy living room with gas fireplace, a convenient 2-piece bath, and main floor laundry. Upstairs features three good-sized bedrooms, with the spacious primary suite including a large walk-in closet and ensuite. A separate vaulted-ceiling bonus room adds extra living space away from the bedrooms, and a 4-piece bath completes the upper level. The fully finished basement includes a fourth bedroom, rec room, 3-piece bath, and ample storage. The backyard has a large deck and backs onto a back alley—offering RV parking potential. To top it off, this well-laid-out home features A/C, a double attached HEATED garage, and offers the perfect blend of space, comfort, and location!

Built in 2002

Essential Information

MLS® # E4453985

Price \$525,000

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,959
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	12 Birchwood Close
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8B5

Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached, Heated

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 21st, 2025
Days on Market	27
Zoning	Zone 81

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