

## \$489,900 - 111 Ravine Villa(s), Leduc

MLS® #E4438270

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Updated 55+ Bungalow Condo on the Ravine in Ravine Villas. A peaceful, low maintenance living in this sought-after community in Leduc. A fully finished bungalow condo, offering a private, nature-filled retreat with modern comforts. Step into a bright, open concept living space featuring vaulted ceilings, new vinyl plank flooring, stylish kitchen with brand new cupboards, countertops, & stainless-steel appliances. Main floor offers 2 generous bedrooms, including a spacious primary with a 3-piece ensuite, & an additional 4-piece bathroom. Finished basement adds versatility with a 3rd bedroom, 3-piece bathroom, large rec room, sewing/craft area & workshop. Perfect for hobbies or storage. Step outside to enjoy morning coffee or evening sunsets on your private patio deck overlooking the ravine. A heated double garage ensures comfort & convenience year-round. A perfect opportunity to enjoy a modern, move-in-ready home in a quiet, friendly community, close to shopping, parks, & all of Leduc's amenities.

Built in 1992

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4438270  |
| Price    | \$489,900 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,233             |
| Acres          | 0.00              |
| Year Built     | 1992              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 111 Ravine Villa(s) |
| Area        | Leduc               |
| Subdivision | Bridgeport          |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 6R1             |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Flat Site, Golf Nearby, Landscaped, No Back Lane, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 23             |
| Zoning         | Zone 81        |
| Condo Fee      | \$374          |

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Listing information last updated on June 14th, 2025 at 9:47pm MDT