

\$469,000 - 49 Birchmont Drive, Leduc

MLS® #E4462527

\$469,000

4 Bedroom, 2.50 Bathroom, 1,135 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautifully situated on a quiet corner lot in Bridgeport, this updated bi-level is the perfect family home. It offers 4 bedrooms, 2.5 baths & a double attached garage. Bright & welcoming, the open layout features new flooring & an abundance of natural light from extra windows. The impressive kitchen has a big island, gas stove, generous counter space & room for a full dining set overlooking the patio & backyard. The inviting living room enjoys sunshine from the south-facing windows. The spacious primary bedroom includes his & hers closets & a relaxing ensuite with jetted tub. Another bedroom & full bath complete the main floor. The fully finished basement provides a warm family room with wood-burning stove, two bedrooms, a full bath & laundry area. The insulated garage offers extra storage & a floor drain. The fenced yard, large shed & private setting make this a wonderful place to raise children, close to parks, schools, shopping & everything your family needs.

Built in 2006

Essential Information

MLS® # E4462527

Price \$469,000

Bedrooms 4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	49 Birchmont Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S4

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Patio
Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached, Insulated, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Woodstove
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 17th, 2025
Days on Market	15
Zoning	Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 1st, 2025 at 7:17pm MDT