

## **\$382,500 - 40 Birchglen Crescent, Leduc**

MLS® #E4463535

**\$382,500**

3 Bedroom, 1.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Excellent opportunity in Bridgeport for first-time buyers or investors! This bright 3 bedroom home offers great value with new laminate flooring on the main level and a functional layout ready for your personal touch. The main floor features a spacious living room and an open kitchen with plenty of cabinet space and dining area. Upstairs are three comfortable bedrooms and a 4pc bathroom, including a generous primary with double closet. The unfinished basement provides tons of storage and future development potential—create a rec room, home office or extra bedroom to build equity over time. Outside, the yard offers space for pets, kids, gardening, and future garage development with alley access. Located on a quiet street just minutes from parks, walking trails, Leduc Common, schools, restaurants and amenities. Quick commute with easy access to QE2 and only 10 minutes to the airport. A smart buy with room to grow—why rent when you can own?

Built in 2007

### **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4463535  |
| Price     | \$382,500 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,227                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 40 Birchglen Crescent |
| Area        | Leduc                 |
| Subdivision | Bridgeport            |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0C5               |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | On Street Parking, Deck, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Rear Drive Access    |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                            |
| Stories      | 2                                                                                    |
| Has Basement | Yes                                                                                  |
| Basement     | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Airport Nearby, Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Vinyl                                                                |
| Foundation        | Concrete Perimeter                                                         |

### Additional Information

Date Listed            October 25th, 2025

Days on Market      12

Zoning                Zone 81

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Listing information last updated on November 6th, 2025 at 5:47am MST