

# \$474,000 - 108 Ravine Villa(s), Leduc

MLS® #E4419970

**\$474,000**

3 Bedroom, 3.00 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

**IMMACULATE RAVINE-VIEW BUNGALOW!**  
Nestled in the sought-after Ravine Villas (55+), this 1,200+ sqft END UNIT offers serene living with no back neighbors. Vaulted ceilings and a skylight flood the open-concept living area with natural light, leading to a cozy gas fireplace and bay window. The spacious kitchen features ample cabinetry, upgraded countertops, and opens to a 10'x14' SUNROOM perfect for year-round relaxation. The primary suite boasts dual closets and a refreshed ensuite with a walk-in shower. Main floor laundry adds convenience. The fully finished basement includes a rec room, bedroom, 4-piece bath, and storage. Enjoy A/C, a heated 20'x22' double garage, and access to nearby trails, golf, and shopping. RV parking available. Country views in the city don't miss this gem!

Built in 1992

## Essential Information

MLS® #	E4419970
Price	\$474,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,255
Acres	0.00



Year Built	1992
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	108 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6R1

### **Amenities**

Amenities	Air Conditioner, Deck, Parking-Visitor, Skylight, Sunroom
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Golf Nearby, Landscaped, Ravine View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 1st, 2025
Days on Market	76

Zoning	Zone 81
Condo Fee	\$373

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