

## \$499,900 - 208 Ravine Villa(s), Leduc

MLS® #E4456598

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,463 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Sought after best section phase 2! Amazing Adult 55+ bungalow complex backing the ravine with trail in Prime Leduc location. In pristine condition. 2850 sq ft of living space!! Largest floor plan available. Walking distance to Leduc Common for all shopping needs. 1462 sq ft on main with Vaulted ceilings and quality skylight and solar light features for additional natural light. Corner gas fireplace. The huge master bedroom has walk-in closet and large ensuite with vanity space.!! Fully finished basement with an additional 2 bedrooms (4 bedrms in total) also a 4 piece bathroom and enormous recreational family room. Gas and venting ready for a 2nd gas fireplace. Furnace has been reconditioned with a new board and a new sump pump installed. Very private location. Listen to the birds on your quiet deck with green common space for your enjoyment. lots of guest parking spots. Double attached garage - 21.6 x 19.34. These ravine backed properties Don't come up very often! Great complex with nice neighbours!

Built in 1998

### Essential Information

MLS® # E4456598

Price \$499,900

Bedrooms 4



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,463             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 Ravine Villa(s) |
| Area        | Leduc               |
| Subdivision | Bridgeport          |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 8B9             |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Attached                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Corner                                                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 81             |
| Condo Fee      | \$370               |

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Listing information last updated on September 11th, 2025 at 9:31am MDT