

\$515,000 - 56 Birchmont Crescent, Leduc

MLS® #E4428269

\$515,000

5 Bedroom, 2.50 Bathroom, 1,813 sqft
Single Family on 0.00 Acres

Bridgeport, Leduc, AB

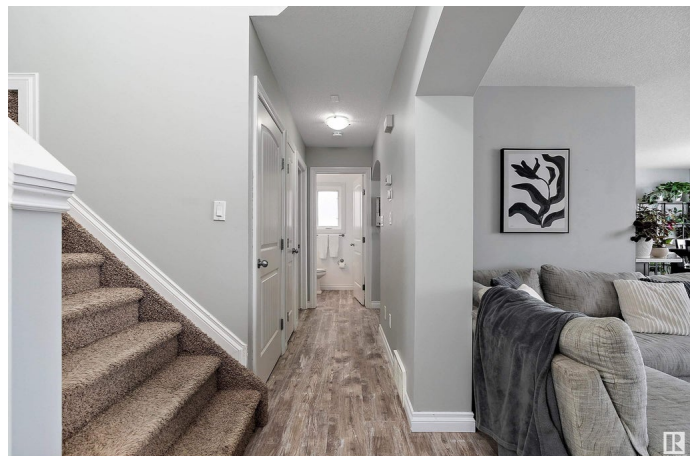
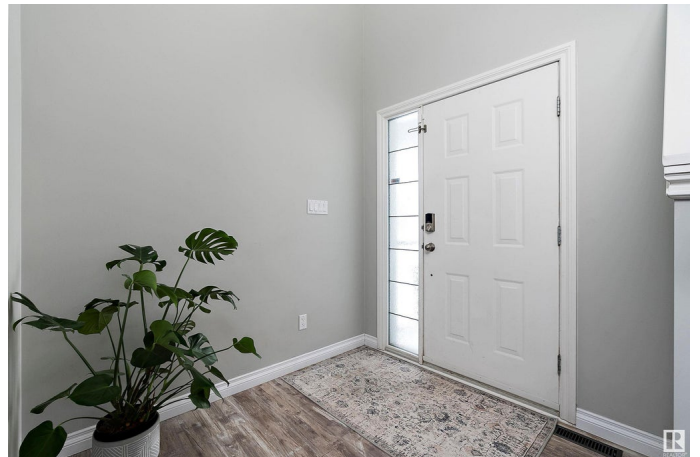
Fully finished home on a quiet street in Bridgeport with no rear neighbors. The open-concept design offers ample space for the whole family. A large entryway leads to a welcoming living room w/ gas fireplace. The spacious kitchen/dining area boasts subway tile backsplash, plenty of counter space, corner pantry, & ample two-tone cabinetry w/ quartz countertops. The dining room opens to a large, private backyard featuring a full-sized deck. A 2 pc bath & main floor laundry complete this level. Upstairs features a huge bonus room w/ vaulted ceiling, three big bedrooms, & 4 pc bath. The large primary suite includes a spacious walk-in closet & 3 pc ensuite. The fully finished basement adds 2 more bedrooms & rec room. Top it off with a double attached garage. Upgrades include newer flooring on the main floor, most of the upstairs & basement, quartz countertops throughout, shingles (2020), new garage door, & washer, dryer, fridge, & dishwasher—each under 3 yrs old. Close to walking paths, playgrounds, & more.

Built in 2007

Essential Information

MLS® # E4428269

Price \$515,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,813 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 56 Birchmont Crescent |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8S5 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Hot Tub |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, |

Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 31st, 2025
Days on Market 4
Zoning Zone 81

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Listing information last updated on April 4th, 2025 at 4:32am MDT