

\$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

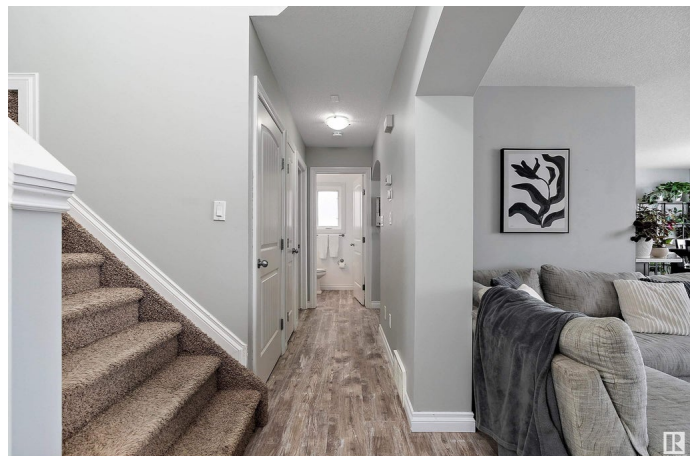
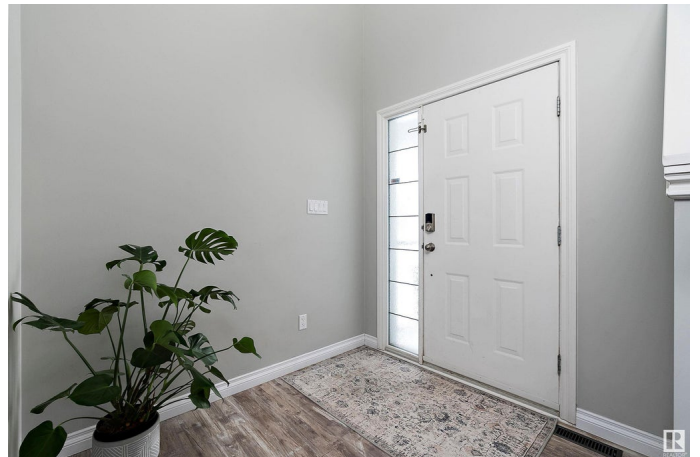
Fully finished home on a quiet street in Bridgeport with no rear neighbors. The open-concept design offers ample space for the whole family. A large entryway leads to a welcoming living room w/ gas fireplace. The spacious kitchen/dining area boasts subway tile backsplash, plenty of counter space, corner 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 5

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 April 5th, 2025 at 1:02am MDT