

\$1,100,000 - 6 Shores Drive, Leduc

MLS® #E4430169

\$1,100,000

4 Bedroom, 2.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

EXECUTIVE BUNGALOW! TRIPLE GARAGE! STUNNING POND VIEWS! WALKOUT BASEMENT! This 1910 sq ft 4 bed + office, 2.5 bath **DIAMOND** on the **SHORES** shows a 10! Exceptionally constructed by Kerrland Homes, it unites tasteful, timeless design with quality finishings & function. Feat: 10' ceilings on the main, stunning kitchen w/ luxury quartz countertop & backsplash, Bosch appliances, gleaming hardwood & tile on the main, gas fireplace w/ stone surround, 5 pce ensuite w/ elegant steam shower, in floor heat in basement, aggregate concrete front driveway & back walkout patio, irrigation system, screened in balcony w/ massive maintenance free deck, 8' garage doors w/ radiant heater, & more! Grand entryway leads to your open concept main floor; tons of windows for ample natural light! Primary bedroom + office on the main w/ 3 bedrooms downstairs. Ideal basement for family gatherings, w/ wet bar. Serene southwest pond views across Shores Lake create lasting memories! Impeccably landscaped w/ greenery & stone. A must see!

Built in 2007

Essential Information

| | |
|--------|-------------|
| MLS® # | E4430169 |
| Price | \$1,100,000 |



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,911 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 6 Shores Drive |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0K9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling |
| Parking | Heated, Over Sized, Triple Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Garage Heater |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Airport Nearby, Backs Onto Lake, Fenced, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 10th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 81 |

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Listing information last updated on April 21st, 2025 at 4:02pm MDT