

## \$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

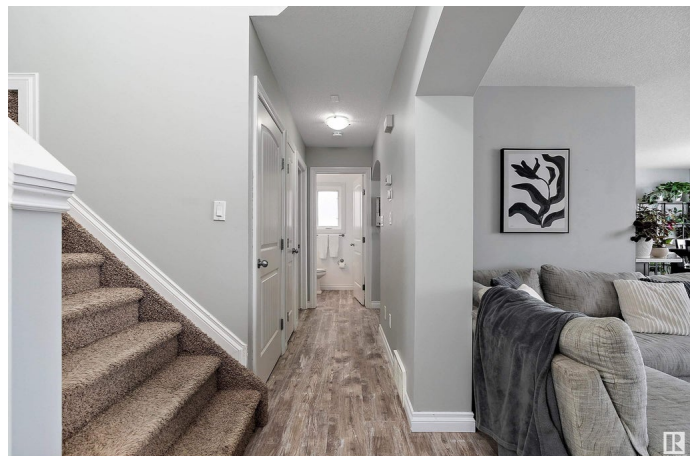
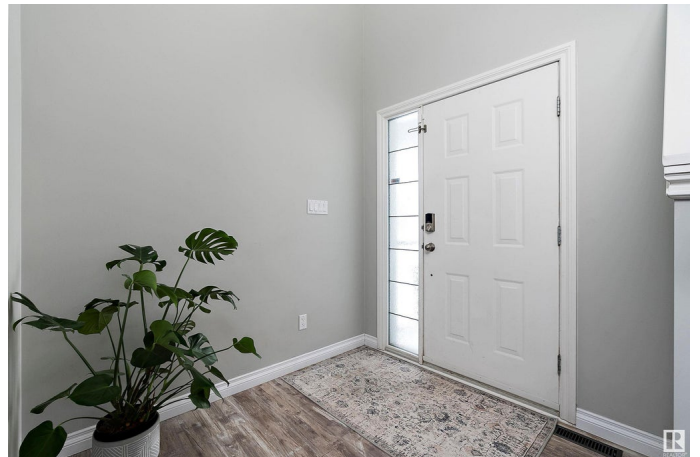
Fully finished home on a quiet street in Bridgeport with no rear neighbors. The open-concept design offers ample space for the whole family. A large entryway leads to a welcoming living room w/ gas fireplace. The spacious kitchen/dining area boasts subway tile backsplash, plenty of counter space, corner 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 3  
Zoning Zone 81

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Listing information last updated on April 3rd, 2025 at 1:17am MDT