

\$899,000 - 82 Shores Drive, Leduc

MLS® #E4444642

\$899,000

4 Bedroom, 3.00 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Executive style, 1716 sq.ft. FD, WALK-OUT BUNGALOW in prestigious Shores of Bridgeport offers 2+2 bedrooms + mn flr den & laundry, 3 full baths & fantastic lake views from nearly every room of this superb home.

Exuding opulence with 10' ceilings throughout the mn flr & luxurious hardwood through to the bedrooms, this open concept layout boasts near floor to ceiling windows, granite countertops & handsome maple kitchen cabinets with center island & raised eating bar.

Adjoining dinette open to the great room showcasing a double sided fireplace flanked by built-ins. All with fabulous lake & fountain views! Master suite features private balcony access, fireplace, 5 piece spa like ensuite & walk in closet. FD WALK OUT basement offers in floor heating, family/games room, wet bar, 2 bedrooms, 4 pc bath, hobby & storage room. Triple attached heated garage. Two covered decks; retractable awning. Lower patio & circular firepit area offer new stamped concrete. Beautifully landscaped! Ready to move into and enjoy!

Built in 2006

Essential Information

MLS® # E4444642

Price \$899,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,719
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	82 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N7

Amenities

Amenities	Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Sprinkler Sys-Underground, Walkout Basement, Wall Unit-Built-In, Wet Bar, Natural Gas BBQ Hookup
Parking	Front Drive Access, Heated, Insulated, Triple Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, Park/Reserve, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 27th, 2025
Days on Market	36
Zoning	Zone 81

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