

## \$515,000 - 208 Ravine Villa(s), Leduc

MLS® #E4432801

**\$515,000**

3 Bedroom, 3.00 Bathroom, 1,463 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Here is the one you've been waiting for! Amazing Adult bungalow complex backing the ravine in Prime Leduc location. In pristine condition. Walking distance to Leduc Common where there is shopping galore, including groceries. 1462 sq ft on main floor with Vaulted ceilings and quality skylight and solar light features for additional natural light. Massive primary bedroom! Fully finished basement (an additional 1388 sq ft of living space) with an additional 2 bedrooms (4 bedrooms in total) also a 4 piece bathroom and enormous recreational family room. Furnace has been reconditioned with a new board and a new sump pump installed. Only one neighbour attached with no other units in front, very private location. Listen to the birds on your quiet deck with green common space for your enjoyment. Additional guest parking spots directly across so your guests are right out front. Double attached garage - 21.6 x 19.34. New high quality laminate flooring in the open concept floor plan! Don't come up very often!

Built in 1998

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4432801  |
| Price  | \$515,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,463             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 208 Ravine Villa(s) |
| Area        | Leduc               |
| Subdivision | Bridgeport          |
| City        | Leduc               |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T9E 8B9             |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Parking-Visitor, Skylight, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4                                                                                                                |
| Parking        | Double Garage Attached                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                                     |
| Fireplaces        | Corner                                                                                                                                                                                                                                  |
| Stories           | 2                                                                                                                                                                                                                                       |
| Has Basement      | Yes                                                                                                                                                                                                                                     |
| Basement          | Full, Finished                                                                                                                                                                                                                          |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Brick, Vinyl                                  |
| Foundation        | Concrete Perimeter                                  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 130              |
| Zoning         | Zone 81          |
| Condo Fee      | \$370            |

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Listing information last updated on September 2nd, 2025 at 12:32am MDT