

## \$420,000 - 38 Birchglen Crescent, Leduc

MLS® #E4451197

**\$420,000**

3 Bedroom, 2.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautiful single-family home in Leduc with no rear neighbours! Features a double detached garage, fully finished basement, and landscaped yard backing onto open green space. Bright main floor with modern kitchen, spacious living/dining areas, and large windows. Upstairs offers comfortable bedrooms including a primary with ensuite. Located near parks, schools, and amenities, with easy access to Edmonton and the airport.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451197               |
| Price          | \$420,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,271                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information



|             |                       |
|-------------|-----------------------|
| Address     | 38 Birchglen Crescent |
| Area        | Leduc                 |
| Subdivision | Bridgeport            |
| City        | Leduc                 |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T9E 0C5               |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | On Street Parking, See Remarks |
| Parking   | Double Garage Detached         |

### **Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 3                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### **Exterior**

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                              |
| Exterior Features | Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                       |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 5th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 81          |

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Listing information last updated on August 16th, 2025 at 10:32pm MDT