

## \$499,800 - 123 Shores Drive, Leduc

MLS® #E4433264

**\$499,800**

3 Bedroom, 2.50 Bathroom, 1,722 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

LAKE ACCESS, BIG LOT, OVERSIZE GARAGE! Just steps to lake access (74 steps) and close to walking trails. Big back yard, oversized garage. Open plan, vaulted ceilings. Large main floor family room. Cherry hardwood flooring throughout, granite counters, stainless steel appliances. High ceiling in basement. Great location: quiet street, 4 minutes to Leduc Common (Rona, Walmart, Canadian Tire, etc.), 6 minutes to Highway 2. Quick possession available.

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4433264               |
| Price          | \$499,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,722                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |                  |
|-------------|------------------|
| Address     | 123 Shores Drive |
| Area        | Leduc            |
| Subdivision | Bridgeport       |
| City        | Leduc            |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T9E 0K9          |

## Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Vaulted Ceiling, See Remarks |
| Parking   | Double Garage Attached             |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

## Exterior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                 |
| Exterior Features | Airport Nearby, Corner Lot, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                            |
| Construction      | Wood, Vinyl                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                          |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 1                |
| Zoning         | Zone 81          |

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Listing information last updated on April 30th, 2025 at 8:17am MDT