

\$390,000 - 26 Birchglen Crescent, Leduc

MLS® #E4439381

\$390,000

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this beautifully maintained 2-storey home offering 1,385 sq. ft. of functional living space in a quiet, family-friendly neighborhood. With 3 spacious bedrooms, 2.5 bathrooms, and stylish finishes throughout, this home is perfect for first-time buyers, growing families, or savvy investors. Step inside to find a bright and open main floor featuring a generous living area, a modern kitchen with ample cabinetry, plus a cozy dining space ideal for family meals or entertaining guests. The large windows flood the space with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite. The additional bedrooms are perfect for kids, guests, or a home office, with a convenient 4-piece main bathroom nearby. Located just minutes from schools, parks, shopping, and commuter routes.

Built in 2007

Essential Information

| | |
|------------|-----------|
| MLS® # | E4439381 |
| Price | \$390,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,386 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 26 Birchglen Crescent |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0C5 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home |
| Parking | 2 Outdoor Stalls, Front/Rear Drive Access, No Garage, Rear Drive Access |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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 | Back Lane, Landscaped, Level Land, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed May 30th, 2025
Days on Market 35
Zoning Zone 81

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