

\$325,000 - 224 Ravine Villa(s), Leduc

MLS® #E4456971

\$325,000

1 Bedroom, 1.00 Bathroom, 892 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

BUDGET FRIENDLY! IMMEDIATE POSSESSION! CUTE & COZY! Searching for an affordable 55+ duplex in desirable Ravine Villas? This rare 892 sq ft 1 bed, 1 bath single attached garage duplex has been freshened up & ready for a new owner. New paint throughout, you are greeted through the mudroom off the garage, w/ laundry room & coat closet. Across is your spacious bedroom, w/ walk in closet & cheater 4 pce bathroom for convenience. Beautiful vaulted ceilings in the living room for ample natural light & visiting with friends. Open concept kitchen / dining space, with plenty of cabinets & countertops, access to the back deck & room for a decent sized table! The basement is unfinished, but room to add another bedroom, rec room, or use as storage. Pex water lines, reasonable condo fees of \$249.96. Steps to trails, walking distance to Leduc Common, & quick access to EIA. A nice home to enjoy your retirement years! *Some photos have been virtually staged*

Built in 1999

Essential Information

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Price \$325,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	892
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

Community Information

Address	224 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8B9

Amenities

Amenities	Deck, Vaulted Ceiling, Vinyl Windows
Parking	Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 9th, 2025
Days on Market	11
Zoning	Zone 81
Condo Fee	\$250

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