

## \$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	2
Zoning	Zone 81

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Listing information last updated on May 1st, 2025 at 2:33pm MDT