

\$899,000 - 82 Shores Drive, Leduc

MLS® #E4444642

\$899,000

4 Bedroom, 3.00 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Executive style, 1716 sq.ft. FD, WALK-OUT BUNGALOW in prestigious Shores of Bridgeport offers 2+2 bedrooms + mn flr den & laundry, 3 full baths & fantastic lake views from nearly every room of this superb home.

Exuding opulence with 10' ceilings throughout the mn flr & luxurious hardwood through to the bedrooms, this open concept layout boasts near floor to ceiling windows, granite countertops & handsome maple kitchen cabinets with center island & raised eating bar.

Adjoining dinette open to the great room showcasing a double sided fireplace flanked by built-ins. All with fabulous lake & fountain views! Master suite features private balcony access, fireplace, 5 piece spa like ensuite & walk in closet. FD WALK OUT basement offers in floor heating, family/games room, wet bar, 2 bedrooms, 4 pc bath, hobby & storage room. Triple attached heated garage. Two covered decks; retractable awning. Lower patio & circular firepit area offer new stamped concrete. Beautifully landscaped! Ready to move into and enjoy!

Built in 2006

Essential Information

MLS® # E4444642

Price \$899,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,719 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 82 Shores Drive |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8N7 |

Amenities

| | |
|---------------|---|
| Amenities | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Sprinkler Sys-Underground, Walkout Basement, Wall Unit-Built-In, Wet Bar, Natural Gas BBQ Hookup |
| Parking | Front Drive Access, Heated, Insulated, Triple Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating | Forced Air-1, In Floor Heat System, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Double Sided, Mantel, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, Park/Reserve, Schools, Shopping Nearby, View Lake |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 15 |
| Zoning | Zone 81 |

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Listing information last updated on July 12th, 2025 at 9:17pm MDT