

Courtesy of Beverly Bremness of RE/MAX Elite

\$618,900 - 44 Shores Drive, Leduc

MLS® #E4139681

\$618,900

5 Bedroom, 3.00 Bathroom, 1,928 sqft
Single Family on 0 Acres

Bridgeport, Leduc, AB

Backing onto the lake in Leduc, this walkout bilevel is a rare find! Winter/summer the view is phenomenal. The great room has vaulted ceilings, huge windows and fabulous views of the lake. Your kitchen boasts a large island with breakfast bar, wine rack, stainless appliances (new stove), corner pantry AND a spacious eating area with patio doors leading out to the very large maintenance free upper deck. Two bedrooms, main bath and huge laundry room (with sink) complete this level. Upstairs is the private master suite with walk in closet and ensuite with corner soaker tub. The walkout basement is 100% finished-in floor heat, massive rec room, games/craft room, 2 bedrooms and a stylish 3 piece bath/huge shower and lots of storage. Doors lead out to the covered deck and to the oversized yard with a new massive deck with planter boxes. Don't forget to check the 24x27 heated garage with polyuria floor and loads of cabinets! Central air and underground sprinkler system are added perks. This home is a MUST to see!

Built in 2005

Essential Information

MLS® # E4139681

Price \$618,900



Bedrooms	5
Bedrooms Above Grade	3
Bathrooms	3.00
Full Baths	3
Has Ensuite	Y
Square Footage	1,928
Acres	0.21
Year Built	2005
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	Bi-Level

Community Information

Address	44 Shores Drive
Area	Leduc
Community	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N7

Amenities

Features	Air Conditioner, Deck, Dog Run-Fenced In, Exterior Walls- 2x6', No Smoking Home, Sprinkler System-Underground, Walkout Basement
Parking Spaces	4
Exterior Features	Backs Onto Lake, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby
Parking	Double Garage Attached
# Garage Parking Spaces	2
Is Waterfront	Yes

Interior

Flooring	Carpet, Ceramic Tile, Hardwood
Goods Included	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Cover, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Garage heater
Heating	Forced Air-1, In Floor Heat System
Has Basement	Yes
Basement	Full, Fully Finished, Walkout
Fireplace	Yes

Fireplaces	Gas, Corner
# of Stories	3

Exterior

Exterior	Stone, Vinyl
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

Additional Information

Lot Shape	Rectangular
Front Exposure	Southeast

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.
Listing information last updated on May 27th, 2019 at 7:01am CDT