

Courtesy of Elizabeth Hickey of RE/MAX Real Estate

## **\$373,900 - 60 Birchmont Crescent, Leduc**

MLS® #E4173263

### **\$373,900**

3 Bedroom, 3.00 Bathroom, 1,571 sqft  
Single Family on 0 Acres

Bridgeport, Leduc, AB

Lovely 1571sq ft 2 storey in Bridgeport offers A/C, 3+1 bedrooms, 2.5 bathrooms & double attached garage. Entry is open to 2nd level & showcases beautiful staircase & attractive vinyl plank flooring throughout the main floor. Open & bright main living area with corner gas fireplace in the great room, wide patio doors in dining area & kitchen features shaker style cabinetry & built-in desk! Main floor laundry & 2pc bath with updated granite countertop. Upstairs is home to main 4pc bathroom & 3 bedrooms including the master with walk-in closet & 4pc ensuite. Basement is partially finished with a family room & large 4th bedroom. The backyard is amazing! Large deck with no-maintenance railing overlooks the beautifully landscaped yard and there are no neighbours behind you. Stamped concrete patio, shrubs, perennials & mature trees for extra privacy. Storage shed and vegetable garden space just beyond the fence. New garage door & opener this year.

Built in 2006

### **Essential Information**

MLS® #	E4173263
Price	\$373,900
Bedrooms	3
Bedrooms Above Grade	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Has Ensuite	Y
Square Footage	1,571
Acres	0.11
Year Built	2006
Property Type	Single Family
Building Type	Residential Detached Single Family
Style	2 Storey

### Community Information

Address	60 Birchmont Crescent
Area	Leduc
Community	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S5

### Amenities

Features	No Smoking Home, Air Conditioner, Deck, Dog Run-Fenced In, Vinyl Windows
Exterior Features	Landscaped, Playground Nearby, Shopping Nearby, Airport Nearby, Fenced, Flat Site, No Back Lane, Private Setting
Parking	Double Garage Attached
# Garage Parking Spaces	2

### Interior

Flooring	Carpet, Vinyl Plank
Goods Included	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Storage Shed, Vacuum System Attachments, Vacuum Systems, Air Conditioning-Central, Garburator
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Partly Finished
Fireplace	Yes
Fireplaces	Gas, Tile Surround, Corner
# of Stories	3

### Exterior

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

### **Additional Information**

Lot Shape	Rectangular
Front Exposure	South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on February 26th, 2020 at 6:31am CST