

\$390,000 - 26 Birchglen Crescent, Leduc

MLS® #E4439381

\$390,000

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to this beautifully maintained 2-storey home offering 1,385 sq. ft. of functional living space in a quiet, family-friendly neighborhood. With 3 spacious bedrooms, 2.5 bathrooms, and stylish finishes throughout, this home is perfect for first-time buyers, growing families, or savvy investors. Step inside to find a bright and open main floor featuring a generous living area, a modern kitchen with ample cabinetry, plus a cozy dining space ideal for family meals or entertaining guests. The large windows flood the space with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a private 4-piece ensuite. The additional bedrooms are perfect for kids, guests, or a home office, with a convenient 4-piece main bathroom nearby. Located just minutes from schools, parks, shopping, and commuter routes.

Built in 2007

Essential Information

MLS® #	E4439381
Price	\$390,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	26 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C5

Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home
Parking	2 Outdoor Stalls, Front/Rear Drive Access, No Garage, Rear Drive Access

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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	Back Lane, Landscaped, Level Land, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	Zone 81

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