

\$382,500 - 40 Birchglen Crescent, Leduc

MLS® #E4463535

\$382,500

3 Bedroom, 1.50 Bathroom, 1,227 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Excellent opportunity in Bridgeport for first-time buyers or investors! This bright 3 bedroom home offers great value with new laminate flooring on the main level and a functional layout ready for your personal touch. The main floor features a spacious living room and an open kitchen with plenty of cabinet space and dining area. Upstairs are three comfortable bedrooms and a 4pc bathroom, including a generous primary with double closet. The unfinished basement provides tons of storage and future development potential—create a rec room, home office or extra bedroom to build equity over time. Outside, the yard offers space for pets, kids, gardening, and future garage development with alley access. Located on a quiet street just minutes from parks, walking trails, Leduc Common, schools, restaurants and amenities. Quick commute with easy access to QE2 and only 10 minutes to the airport. A smart buy with room to grow—why rent when you can own?

Built in 2007

Essential Information

MLS® #	E4463535
Price	\$382,500
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	40 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C5

Amenities

Amenities	On Street Parking, Deck, Vinyl Windows
Parking	2 Outdoor Stalls, Rear Drive Access

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 25th, 2025

Days on Market 22

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 16th, 2025 at 12:17pm MST