

Courtesy Of Elizabeth Hickey Of RE/MAX Real Estate

## \$559,900 - 115 Shores Drive, Leduc

MLS® #E4428375

**\$559,900**

3 Bedroom, 2.50 Bathroom, 2,115 sqft  
Single Family on 0.00 Acres

Bridgeport, Leduc, AB

2,115 sqft 2-Storey by McLean & McLean Custom Homes in prestigious Shores of Bridgeport! This stunning home offers a bright, open-concept design w/ A/C. The kitchen features an island, S/S appliances, lrg WT pantry w/ 2nd fridge, & high-quality cabinets w/ pull-out cupboards. The spacious living room is complemented by gas FP, cozy carpet & lrg windows. A main-floor office/den provides the perfect space for work or study. Upstairs, youâ€™ll find 3 spacious bdrms, incl a luxurious primary suite w/ a spa-like ensuite w/ jacuzzi tub, stand-up shower & WI closet, a generous bonus rmâ€™ideal for a media or playroomâ€™ & laundry rm w/ plenty of storage. The unfinished bsmt is full of potential, ready for your personal touch. Outside, a deck overlooks the pie-shaped lot, offering a great space for outdoor enjoyment. Dbl att. heated garage. Recent upgrades incl. new shingles (50yr warranty) & HWT (2024). Nestled on a beautiful tree-lined street, steps from scenic nature trails leading to the lake, ravine, & playgrounds.

Built in 2007

### Essential Information

MLS® #	E4428375
Price	\$559,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,115
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	115 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0K9

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows, Vacuum System-Roughed-In
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Oven-Microwave, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025

Days on Market 3

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 April 4th, 2025 at 3:02am MDT