

\$860,000 - 46 Shores Drive, Leduc

MLS® #E4445025

\$860,000

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

EXECUTIVE BUNGALOW! TRIPLE HEATED GARAGE! POND VIEWS! WALKOUT BASEMENT! This 1701 sq ft 3 bed + flex room, 2.5 bath superb home on the SHORES shows a 10! It unites tasteful design with quality finishings & convenience. Features soaring ceilings on the main, stunning kitchen w/ luxury granite countertops, island & eating bar, new stove, soft close drawers, under cabinet lighting, walk through pantry, gleaming hardwood throughout main, two fireplaces, lit art niches, custom window coverings & mn floor laundry. Escape to your own master retreat offering a spacious bedroom with views, 5 pc ensuite and His and Hers walk in closets! Enjoy central air and an irrigation system. Bright fully developed walkout basement is ideal for family gatherings, w/ wet bar & fireplace. Two spacious bedrooms plus 4 pc bath. Serene pond views, with fountains! 8627 sq.ft. reversed pie lot impeccably landscaped with greenery and stone. Newer shingles! Create lasting memories! A must see!

Built in 2005

Essential Information

MLS® # E4445025

Price \$860,000



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,702 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Hillside Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 46 Shores Drive |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8N7 |

Amenities

| | |
|---------------|---|
| Amenities | Air Conditioner, Bar, Deck |
| Parking | Heated, Insulated, Over Sized, Triple Garage Attached |
| Is Waterfront | Yes |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater, Wet Bar |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stucco |
| Exterior Features | Backs Onto Lake, Golf Nearby, Lake Access Property, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 51 |
| Zoning | Zone 81 |

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