

## \$399,000 - 130 Ravine Villa(s), Leduc

MLS® #E4435135

**\$399,000**

2 Bedroom, 3.00 Bathroom, 1,010 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Immaculate Adult Condo in Desirable Ravine Villas! This beautifully maintained adult bungalow-style condo is located in the highly sought-after Ravine Villas and is in amazing condition throughout. The updated kitchen features granite countertops, rich dark cabinetry, and plenty of prep space. Enjoy the convenience of main floor laundry and the warmth of a cozy great room with a gas fireplace. Newer windows and doors. The south-facing dining room opens to a covered deck, perfect for enjoying sunny afternoons. The spacious primary bedroom includes a walk-in closet and a 3-piece ensuite, while the second bedroom offers flexibility as a guest room or den. A skylight adds natural light to the main living space, and the attached double garage provides secure parking and storage. The partially developed basement includes a large family room and 3-piece bathroom, with plenty of space for future development. Enjoy low condo fees in a quiet, well-managed communityâ€”ideal for comfortable, maintenance-free living.

Built in 1992

### Essential Information

MLS® # E4435135

Price \$399,000



Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	1,010
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	Bungalow
Status	Active

### **Community Information**

Address	130 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 6R1

### **Amenities**

Amenities	Deck, Skylight
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	1
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Landscaped, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	40
Zoning	Zone 81
Condo Fee	\$315

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 June 16th, 2025 at 9:02pm MDT