

## \$915,000 - 82 Shores Drive, Leduc

MLS® #E4444642

**\$915,000**

4 Bedroom, 3.00 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Executive style, 1716 sq.ft. FD, WALK-OUT BUNGALOW in prestigious Shores of Bridgeport offers 2+2 bedrooms + mn flr den & laundry, 3 full baths & fantastic lake views from nearly every room of this superb home.

Exuding opulence with 10' ceilings throughout the mn flr & luxurious hardwood through to the bedrooms, this open concept layout boasts near floor to ceiling windows, granite countertops & handsome maple kitchen cabinets with center island & raised eating bar.

Adjoining dinette open to the great room showcasing a double sided fireplace flanked by built-ins. All with fabulous lake & fountain views! Master suite features private balcony access, fireplace, 5 piece spa like ensuite & walk in closet. FD WALK OUT basement offers in floor heating, family/games room, wet bar, 2 bedrooms, 4 pc bath, hobby & storage room. Triple attached heated garage. Two covered decks; retractable awning. Lower patio & circular firepit area offer new stamped concrete. Beautifully landscaped! Ready to move into and enjoy!

Built in 2006

### Essential Information

MLS® # E4444642

Price \$915,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 82 Shores Drive |
| Area        | Leduc           |
| Subdivision | Bridgeport      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 8N7         |

### **Amenities**

|               |   |
|---------------|---|
| Amenities     | Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Sprinkler Sys-Underground, Walkout Basement, Wall Unit-Built-In, Wet Bar, Natural Gas BBQ Hookup |
| Parking       | Front Drive Access, Heated, Insulated, Triple Garage Attached   |
| Is Waterfront | Yes   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Double Sided, Mantel, 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, Park/Reserve, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 81         |

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Listing information last updated on July 2nd, 2025 at 10:02pm MDT