

Courtesy Of Laurel McTavish Of MaxWell Progressive

\$549,900 - 47 Shores Drive, Leduc

MLS® #E4221447

\$549,900

5 Bedroom, 3.00 Bathroom, 1,596 sqft
Single Family on 0 Acres

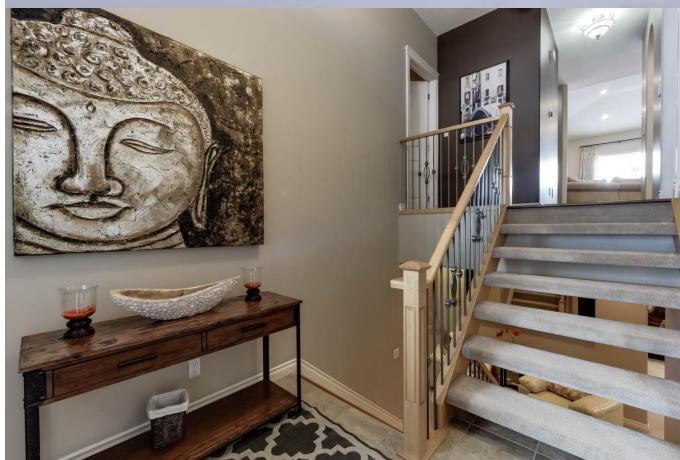
Bridgeport, Leduc, AB

Welcome to the desired and prestigious location "The Shores"! Unique design bi-level located across from man-made lake and backing/siding onto walking paths/ravine area. This 5 bedroom, 3 full bath home offers over 3,000 sq ft of professionally finished floor space, living room has gleaming hardwood floors, gas fireplace, chef style kitchen w/custom cabinets (pull out drawers) and huge eat at island, spacious dining room accommodates 8 person table, a den which is perfect for home office, main floor laundry, huge master bedroom w/spa like ensuite (huge jacuzzi tub), 4 pc bath & spacious second bedroom with storage/tv niche. Custom finished basement has 3 bedrooms, games area (currently pool table space), large 4 pc bath, family room with gas fireplace (perfect for home theatre (black out blinds), finished storage under the stairs and mechanical room. Many upgrades ; air conditioning, appliances, tankless hot water, fixtures and more. Well manicured yard, oversized heated garage & 3 car parking pad. 10/10

Built in 2005

Essential Information

MLS® #	E4221447
Price	\$549,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,596
Acres	0.13
Year Built	2005
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	Bi-Level
Status	ACTIVE

Community Information

Address	47 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8N7

Amenities

Features	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Tankless Hot Water, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	6
Parking	Double Garage Attached, Heated, Over Sized
# of Garages	2
Garages	22' x 23'

Interior

Interior	Carpet, Ceramic Tile, Hardwood
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount, Garage heater
Heating	Forced Air-1
Bedrooms on Main Level	Y
Has Basement	Yes
Basement	Full, Fully Finished
Fireplace	Yes

Fireplaces Gas, Mantel, Tile Surround

of Stories 2

Exterior

Exterior Brick, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Listing information last updated on January 26th, 2021 at 3:01pm MST