

\$420,000 - 38 Birchglen Crescent, Leduc

MLS® #E4451197

\$420,000

3 Bedroom, 2.50 Bathroom, 1,271 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Beautiful single-family home in Leduc with no rear neighbours! Features a double detached garage, fully finished basement, and landscaped yard backing onto open green space. Bright main floor with modern kitchen, spacious living/dining areas, and large windows. Upstairs offers comfortable bedrooms including a primary with ensuite. Located near parks, schools, and amenities, with easy access to Edmonton and the airport.

Built in 2007

Essential Information

MLS® #	E4451197
Price	\$420,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,271
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information



Address	38 Birchglen Crescent
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0C5

Amenities

Amenities	On Street Parking, See Remarks
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Flat Site, Low Maintenance Landscape, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 5th, 2025
Days on Market	12
Zoning	Zone 81

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Listing information last updated on August 17th, 2025 at 1:32am MDT