

Courtesy Of Jason Rustand Of RE/MAX Real Estate

## **\$399,900 - 228 Ravine Villa(s), Leduc**

MLS® #E4241967

### **\$399,900**

3 Bedroom, 3.00 Bathroom, 1,475 sqft  
Condo / Townhouse on 0.12 Acres

Bridgeport, Leduc, AB

Fully finished 1475sq ft bungalow in Ravine Villas (45+ complex) offering 2+1 bedrooms + office, 3 bathrooms, A/C & double attached garage! You'll love the large foyer with skylight to receive guests. Main floor office or guest room is bright and Murphy Bed will stay. The living room has been updated with easy to maintain laminate flooring & open to the good sized dining area where you can accommodate large family dinners. The kitchen provides ample cabinets, corner pantry and all appliances. Full guest bathroom and main floor laundry! The spacious master suite is complete with walk-in closet & 3pc ensuite. A fully finished basement will be perfect for when you can host family and friends again! Open family room, rec room space with wet bar, office, 3pc bathroom & large bedroom. Private garage for those who still like to tinker plus you can enjoy your morning coffee or evening beverage on your private back oversized deck. Ravine Villas is the perfect location, with easy access to shopping & highway.

Built in 1999

### **Essential Information**

MLS® #	E4241967
Price	\$399,900



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,475
Acres	0.12
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	ACTIVE
Condo Name	Ravine Villas
Zone	Zone 81

### **Community Information**

Address	228 Ravine Villa(s)
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
State	AB
Zip Code	T9E 8B9

### **Amenities**

Features	Air Conditioner, Deck, Parking-Visitor, Skylight, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	2
Has Basement	Yes
Basement	Full, Fully Finished

### **Exterior**

Exterior	Brick, Vinyl
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Exterior Features	Airport Nearby, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed	May 3rd, 2021
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Condo Fee	\$323
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Listing information last updated on May 13th, 2021 at 9:16pm MDT