



## 44 BIRCHMONT Drive Leduc AB

\$479,500

OUTSTANDING South facing location backing onto the park and playground! The fantastic Bridgeport home has an exceptional presentation and is pristine in terms of upkeep and cleanliness. Soaring vaulted ceilings to the open staircase on the upper level is wonderful when the house is flooded with sunlight from the large windows. The kitchen is warm and inviting with LARGE island and pantry. The master bedroom features a large four piece en suite with soaker jet tub. The great room is accented with a nice gas fireplace. The basement is fully finished and very well appointed and inviting. The large sun deck off the kitchen has a lovely gazebo included. The house has central air conditioning and brand new shingles in 2022! The added bonus is the premium oversized 24x24 heated garage with 220 power for your welder or compressor.

Listing Presented By:



Originally Listed by:

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