

## \$845,000 - 46 Shores Drive, Leduc

MLS® #E4445025

**\$845,000**

3 Bedroom, 2.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

**EXECUTIVE BUNGALOW! TRIPLE HEATED GARAGE! POND VIEWS! WALKOUT BASEMENT!** This 1701 sq ft 3 bed + flex room, 2.5 bath superb home on the SHORES shows a 10! It unites tasteful design with quality finishings & convenience. Features soaring ceilings on the main, stunning kitchen w/ luxury granite countertops, island & eating bar, new stove, soft close drawers, under cabinet lighting, walk through pantry, gleaming hardwood throughout main, two fireplaces, lit art niches, custom window coverings & mn floor laundry. Escape to your own master retreat offering a spacious bedroom with views, 5 pc ensuite and His and Hers walk in closets! Enjoy central air and an irrigation system. Bright fully developed walkout basement is ideal for family gatherings, w/ wet bar & fireplace. Two spacious bedrooms plus 4 pc bath. Serene pond views, with fountains! 8627 sq.ft. reversed pie lot impeccably landscaped with greenery and stone. Newer shingles! Create lasting memories! A must see!

Built in 2005

### Essential Information

MLS® # E4445025

Price \$845,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,702                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Hillside Bungalow      |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 46 Shores Drive |
| Area        | Leduc           |
| Subdivision | Bridgeport      |
| City        | Leduc           |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T9E 8N7         |

### Amenities

|               |                                                       |
|---------------|-------------------------------------------------------|
| Amenities     | Air Conditioner, Bar, Deck                            |
| Parking       | Heated, Insulated, Over Sized, Triple Garage Attached |
| Is Waterfront | Yes                                                   |

### Interior

|                   |                                                                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater, Wet Bar |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                                                   |
| Fireplaces        | 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, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                            |
| Construction      | Wood, Stucco                                                                                                |
| Foundation        | Concrete Perimeter                                                                                          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 63              |
| Zoning         | Zone 81         |

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Listing information last updated on August 29th, 2025 at 6:33pm MDT