

# \$1,100,000 - 6 Shores Drive, Leduc

MLS® #E4430169

**\$1,100,000**

4 Bedroom, 2.50 Bathroom, 1,911 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

**EXECUTIVE BUNGALOW! TRIPLE GARAGE! STUNNING POND VIEWS! WALKOUT BASEMENT!** This 1910 sq ft 4 bed + office, 2.5 bath **DIAMOND** on the **SHORES** shows a 10! Exceptionally constructed by Kerrland Homes, it unites tasteful, timeless design with quality finishings & function. Feat: 10' ceilings on the main, stunning kitchen w/ luxury quartz countertop & backsplash, Bosch appliances, gleaming hardwood & tile on the main, gas fireplace w/ stone surround, 5 pce ensuite w/ elegant steam shower, in floor heat in basement, aggregate concrete front driveway & back walkout patio, irrigation system, screened in balcony w/ massive maintenance free deck, 8' garage doors w/ radiant heater, & more! Grand entryway leads to your open concept main floor; tons of windows for ample natural light! Primary bedroom + office on the main w/ 3 bedrooms downstairs. Ideal basement for family gatherings, w/ wet bar. Serene southwest pond views across Shores Lake create lasting memories! Impeccably landscaped w/ greenery & stone. A must see!

Built in 2007

## Essential Information

MLS® #	E4430169
Price	\$1,100,000



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,911
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### **Community Information**

Address	6 Shores Drive
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0K9

### **Amenities**

Amenities	Air Conditioner, Ceiling 10 ft., Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Vinyl Windows, Walkout Basement, Wet Bar, 9 ft. Basement Ceiling
Parking	Heated, Over Sized, Triple Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler, TV Wall Mount, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stucco
Exterior Features	Airport Nearby, Backs Onto Lake, Fenced, Lake Access Property, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, View Lake, Waterfront Property, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 10th, 2025
Days on Market	11
Zoning	Zone 81

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