

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

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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 | 21               |
| Zoning         | Zone 81          |

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Listing information last updated on May 1st, 2025 at 6:32am MDT