

## \$200,000 - 170 180 Bridgeport Boulevard, Leduc

MLS® #E4443586

**\$200,000**

3 Bedroom, 1.50 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

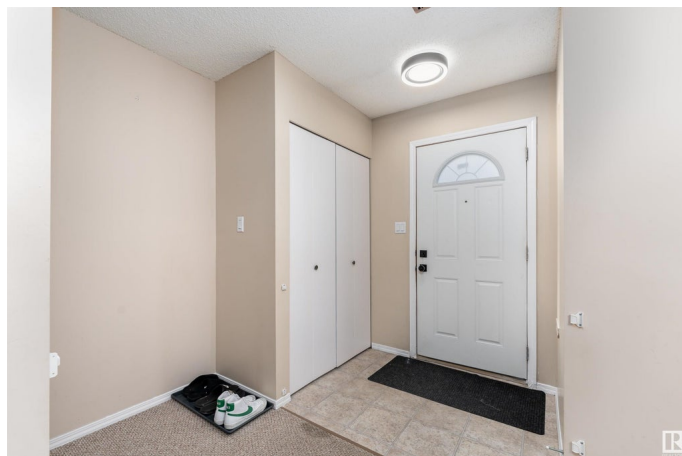
Bridgeport, Leduc, AB

Conveniently located nearby the airport and close to all amenities such as golfing, shopping centers, the gym, transportation, dining restaurants, social hubs, recreation, and walking distance from lakes ponds with great private boating, easy access, right off the highway to the city in minutes. New paint throughout main floor, laundry and schools nearby. This is a great home for first time homebuyers, students and investors looking for a cheap and sizeable easy housing option with great outdoors, including picnic areas and parks near with great walking trails that overlooks the neighbourhood. Currently one parking stall, and two others being rented for \$25 each.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4443586  |
| Price          | \$200,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,233     |
| Acres          | 0.00      |
| Year Built     | 2004      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 170 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

### Amenities

|               |                                                  |
|---------------|--------------------------------------------------|
| Amenities     | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking       | Stall                                            |
| Is Waterfront | Yes                                              |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                          |
| Stories      | 2                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                                  |
| Exterior Features | Airport Nearby, Back Lane, Backs Onto Park/Trees, Boating, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Ravine View, Schools, Stream/Pond, View Lake |
| Roof              | Asphalt Shingles                                                                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 45              |
| Zoning         | Zone 81         |

Condo Fee                    \$363

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Listing information last updated on August 4th, 2025 at 8:17am MDT