

## \$285,000 - 178 Bridgeport Boulevard, Leduc

MLS® #E4442388

**\$285,000**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

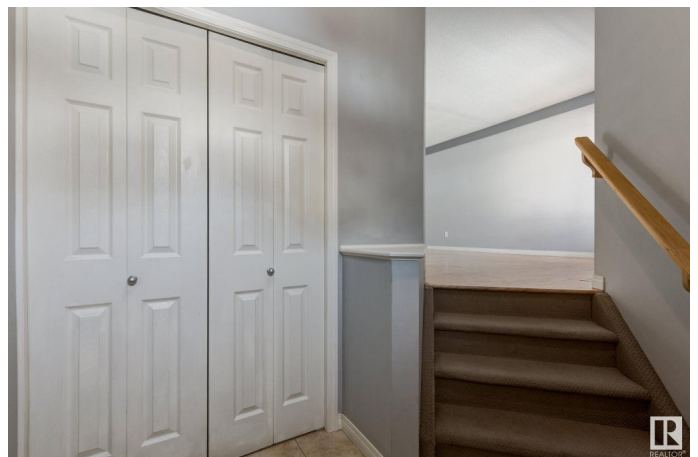
Bridgeport, Leduc, AB

**\*\*Ideal for First-Time Buyers or Savvy Investors!\*\*** Step into this charming 3-bedroom townhome that combines comfort, functionality, and potential. Featuring a single attached garage and a versatile rec space in the basement, this home offers plenty of room to grow. The smart floor plan allows natural light to pour into the dining and living areas, creating a bright and welcoming vibe throughout. While it could benefit from a little TLC, this property holds solid potential to be customized to your taste. Bonus: yard work and snow removal are taken care ofâ€”perfect for busy schedules or anyone seeking low-maintenance living. Located just minutes from Leduc Common, you'll enjoy quick access to shops, restaurants, fitness centres, and more. Whether you're looking to settle down or expand your investment portfolio, this home delivers on both value and location.

Built in 2005

### Essential Information

MLS® #	E4442388
Price	\$285,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,379
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	178 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S8

### Amenities

Amenities	Off Street Parking, Closet Organizers, Detectors Smoke, No Animal Home, Parking-Visitor, Patio, Storage-In-Suite, Television Connection
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Leduc Estates / St. Bens
Middle	Leduc Junior High School
High	Leduc Composite High

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 81
Condo Fee	\$320

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 15th, 2025 at 3:47am MDT