

\$285,000 - 178 Bridgeport Boulevard, Leduc

MLS® #E4442388

\$285,000

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

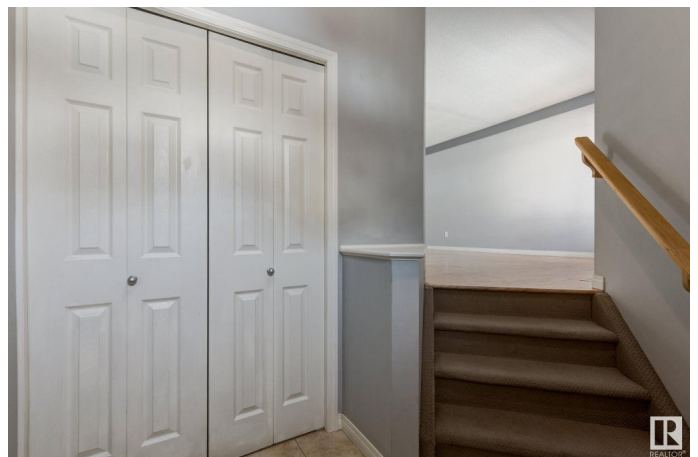
Bridgeport, Leduc, AB

****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 6:17am MDT