

## \$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

### 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	19
Zoning	Zone 81
Condo Fee	\$363

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 July 9th, 2025 at 5:47pm MDT