

# \$184,801 - 164 Bridgeport Boulevard, Leduc

MLS® #E4424387

**\$184,801**

2 Bedroom, 1.00 Bathroom, 1,111 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to Bridgeport! This spacious stacked condo unit, offering over 1,111+ sq. ft. of living space, is the perfect opportunity for first-time homebuyers or savvy investors looking to enter or expand their real estate portfolio. Featuring 2 well-sized bedrooms and a full bathroom, this home boasts an open-concept layout that maximizes space and functionality. The large living room and dining area provide ample space for entertaining or relaxing, while the L-shaped kitchen is ideal for preparing meals and enjoying time at home. Conveniently located just steps away from Leduc Common, you'll have easy access to an array of restaurants, shopping, and amenities. Quick connections to Highway 2 & proximity to the Edmonton International Airport! Whether you're looking for your first home or a rental property with strong potential, this condo has it all! Newer Appliances! WASHER & DRYER 2024. FRIDGE -2023. DISHWASHER & STOVE WILL BE BRAND NEW. Seller is offering a new Microwave 2024!

Built in 2007

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4424387  |
| Price    | \$184,801 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,111             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 164 Bridgeport Boulevard |
| Area        | Leduc                    |
| Subdivision | Bridgeport               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0L3                  |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | Patio |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Linsford Park School  
Middle                              Riverview River School  
High                                 Leduc Composite High

**Additional Information**

Date Listed                      March 6th, 2025  
Days on Market                102  
Zoning                              Zone 81  
Condo Fee                        \$345

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