

# **\$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        101  
Zoning                      Zone 81  
Condo Fee                \$345

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