

## \$195,000 - 138 180 Bridgeport Boulevard, Leduc

MLS® #E4451068

**\$195,000**

3 Bedroom, 1.50 Bathroom, 1,290 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Beautifully updated 3-bedroom, 1.5-bath townhouse in desirable Bridgeport Village! Offering over 1,200 sq ft of living space, this 2-storey home features vinyl plank flooring on the main level, fresh paint, updated lighting, and a bright front living room. The spacious eat-in kitchen includes stainless steel appliances and patio doors leading to a private outdoor area. Upstairs you'll find a large primary bedroom with walk-in closet, 2 more bedrooms, and a 4-piece bath. Main floor laundry/storage and 2-piece powder room add convenience. Parking stall is right out front! Located in a well-managed complex across from Bridgeport Park, close to Leduc Common, schools, and public transit. Condo fees include lawn care and snow removal. Immediate possession available!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451068  |
| Price          | \$195,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,290     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2004              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 138 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor, Patio |
| Parking   | Stall                  |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |
| Foundation        | Concrete Perimeter                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 27               |
| Zoning         | Zone 81          |

Condo Fee                \$364

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Listing information last updated on August 29th, 2025 at 9:31pm MDT