# **\$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.



#### **Essential Information**

MLS® # E4443586 Price \$200,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1

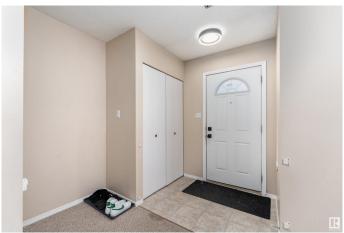
Half Baths 1

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

Is Waterfront Yes

#### 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 23

Zoning Zone 81

## Condo Fee \$363

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