

## \$255,000 - 116 178 Bridgeport Boulevard, Leduc

MLS® #E4450082

**\$255,000**

2 Bedroom, 2.50 Bathroom, 1,387 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to Bridgeport! Welcome to this well-maintained townhouse nestled in the heart of Bridgeport, one of Leduc's most desirable, family-oriented communities. Offering over 1,387 sq ft of A.G. living space + an additional 253+ sq ft in the basement, providing both comfort and room to grow. Step into the welcoming foyer that opens up to an open-concept main floor. The cozy living room features a stunning feature wall fireplace & large windows! The chef-inspired U-shaped kitchen is ideal for culinary adventures & social gatherings, complete w/ ample counter space, sleek cabinetry & a generous walk-in pantry. Adjacent to the kitchen is your dining area w/ access to the back deck & large backyard! Upstairs, you'll find 2 bedrooms & 2 full baths inc. a 4-pc primary ensuite. The basement awaits your personal ideas for creating your own additional living space! Close major shopping, schools, Leduc Golf & Country Club & Leduc Common! Perfect for first-time home buyers & investors!

Built in 2005

### Essential Information

MLS® # E4450082

Price \$255,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,387             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 116 178 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S8                      |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                   |
| Fireplace         | Yes                                                                                                                                         |
| Fireplaces        | Tile Surround                                                                                                                               |
| Stories           | 2                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                            |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Brick, Vinyl |
|----------|--------------------|

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Partially Fenced |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Brick, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Ecole Leduc Estates School |
| Middle     | Ecole Leduc Junior High    |
| High       | Leduc Composite Highschool |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 81         |
| Condo Fee      | \$320           |

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Listing information last updated on August 3rd, 2025 at 8:02am MDT