

## **\$199,999 - 137 180 Bridgeport Boulevard, Leduc**

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MLS® #E4453471

**\$199,999**

3 Bedroom, 1.50 Bathroom, 1,267 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

"LOCATION, LOCATION, LOCATION",  
ALERT Great opportunity for INVESTORS,  
TRUCKERS and FIRST TIME HOME  
BUYERS. Or if you are a business owner and  
wants to buy an accomodation for your  
EMPLOYEE. Just 5 minutes to Edmonton  
airport and premium outlet mall. Close to  
Alberta's busiest Highway QE2 connecting  
from Edmonton to Calgary. Situated in a  
desirable community of Bridgeport, walking  
distance to Leduc Common shopping center,  
schools, parks, gym, restaurants and transit,  
this property combines with practical design  
and great location. The main level features a  
spacious Living room, half washroom, Kitchen,  
Dining area and laundry/storage. Upstairs  
you'll find a large primary bedroom with walk-in  
closet, includes a full washroom and 2  
well-sized bedrooms to accommodate family,  
guests, or a home office. As a no-basement  
design, this property offers efficient use of  
space with low-maintenance and affordable  
living. Donâ€™t miss the chance to make this  
bright corner unit your new home!

Built in 2004

### **Essential Information**

MLS® #                    E4453471

Price                      \$199,999



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,267             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 137 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Detectors Smoke, Parking-Pl |
| Parking   | Stall                       |

### Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, R |
| 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,<br>Transportation, Race Track, R<br>Shopping Nearby, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025  
Days on Market                16  
Zoning                              Zone 81  
Condo Fee                        \$363

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