

## \$198,700 - 159 180 Bridgeport Boulevard, Leduc

MLS® #E4431723

**\$198,700**

3 Bedroom, 1.50 Bathroom, 1,266 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to your new home in the sought-after Bridgeport community! This professionally cleaned & freshly painted 2-story townhome offers the perfect blend of space, comfort, and functionality for the entire family. Step inside to find the large living area, ideal for both entertaining and relaxing, which leads to the bright white kitchen w/ BRAND NEW stainless steel appliances—ready for all your culinary adventures & huge laundry room with extra storage. Large patio doors flood the main floor with natural light and provide easy access to the outdoors. There's also plenty of room for your dining table for week-night meals or holiday gatherings. Finishing this floor is a 2-pc bathroom! Upstairs, you will find 3 generously sized bedrooms, each with ample closet space, and a 4-piece bathroom designed with convenience in mind. Located in a family-friendly complex, this townhome offers the space you need with the lifestyle you want—close to schools, parks, shopping, and transit!

Built in 2004

### Essential Information

MLS® # E4431723

Price \$198,700

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,266
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	159 180 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S1

### **Amenities**

Amenities	Exterior Walls- 2"x6", Parking-Visitor
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 18th, 2025  
Days on Market                12  
Zoning                              Zone 81  
Condo Fee                        \$363

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Listing information last updated on April 30th, 2025 at 11:02am MDT