

## **\$217,500 - 136 166 Bridgeport Boulevard, Leduc**

MLS® #E4447466

### **\$217,500**

3 Bedroom, 1.50 Bathroom, 1,031 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This affordable townhome located in Bridgeport is a great property either for yourself or as investment. Great location as it is close by Leduc Common with tons of shopping, restaurants, big box stores plus other amenities. The complex is family friendly and the homes have great curb appeal as it was built in 2008. Experience easy condo living with the convenience of your own attached garage and low condo fees. The home flows from entry area with convenient half bathroom, past open kitchen and dining room, living room with door to the back yard on one side and cozy gas fireplace on the other. Upstairs you have a very large master bedroom because they didn't try to squeeze in an en-suite plus the other two bedrooms are decent sized too. Topping it off, you have convenient top floor laundry making the most sense because it is where you need it.

Built in 2008

### **Essential Information**

MLS® #	E4447466
Price	\$217,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,031
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	136 166 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0J8

### Amenities

Amenities	Parking-Visitor, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 12th, 2025  
Days on Market                1  
Zoning                              Zone 81  
Condo Fee                        \$385

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