

## \$198,500 - 109 180 Bridgeport Boulevard, Leduc

MLS® #E4431974

**\$198,500**

3 Bedroom, 1.50 Bathroom, 1,284 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This charming 2-storey townhome offers a wonderful balance of space, comfort, and functionality. As you step inside, you'll be greeted by a spacious living area that invites you to relax, host, and make lasting memories. The bright white kitchen flows seamlessly into a large laundry room with bonus storage, making everyday living both easy and efficient.

Large patio doors fill the main floor with natural light and open onto your outdoor space. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms, each with ample closet space, including a primary bedroom with a walk-in closet and a well-appointed 4-piece bathroom designed to meet the needs of a busy household. Nestled in a welcoming, family-friendly complex, this home places you close to schools, parks, shopping, and transit.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431974  |
| Price      | \$198,500 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,284             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 109 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

### Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 1                                                                                       |
| Parking        | Stall                                                                                   |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, 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 | Airport Nearby, Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                    |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 74               |
| Zoning         | Zone 81          |
| Condo Fee      | \$363            |

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Listing information last updated on July 4th, 2025 at 5:47am MDT