

## \$274,000 - 209 178 Bridgeport Boulevard, Leduc

MLS® #E4442388

**\$274,000**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

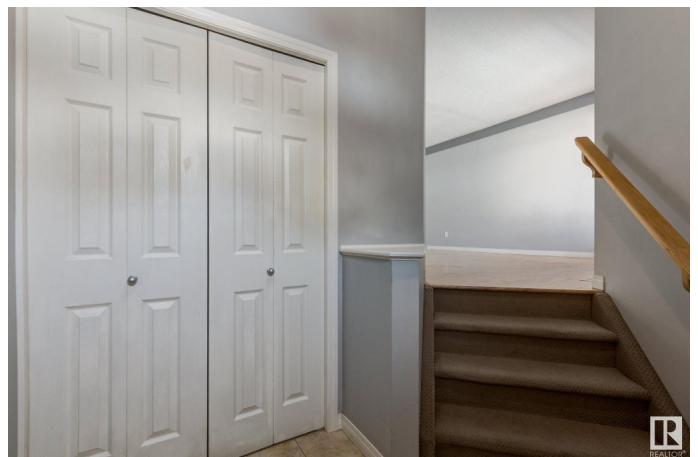
Charming 3-Bedroom Townhouse with Finished Basement – Ideal for First-Time Buyers or Investors. This bright and functional 3-bedroom, 2.5-bath townhome offers incredible value for first-time buyers or savvy investors. With a fully finished basement and a single attached garage, it provides plenty of flexible space to meet your lifestyle needs. Inside, you’ll find a well-designed layout that welcomes natural light into the dining and living areas, creating a warm, open atmosphere perfect for everyday living or entertaining. The bonus rec space in the basement adds versatility—think home office, gym, playroom, or media lounge. While a touch of TLC could elevate its charm even further, the home’s great bones and layout make it a solid choice. Plus, with exterior maintenance, lawn care, and snow removal taken care of, you’ll enjoy true low-maintenance living. Conveniently located near Leduc Common, you’re just minutes away from shopping, restaurants, fitness centres, and other everyday amenities.

Built in 2005

### Essential Information

MLS® # E4442388

Price \$274,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,379             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 209 178 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S8                      |

### Amenities

|                |                                                                                                                                         |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Closet Organizers, Detectors Smoke, No Animal Home, Parking-Visitor, Patio, Storage-In-Suite, Television Connection |
| Parking Spaces | 2                                                                                                                                       |
| Parking        | Single Garage Attached                                                                                                                  |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Mantel                                                                                                    |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                                                  |
| Exterior Features | Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                             |
| Construction      | Wood, Vinyl                                                                                                                                                                                  |
| Foundation        | Concrete Perimeter                                                                                                                                                                           |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Leduc Estates / St. Bens |
| Middle     | Leduc Junior High School |
| High       | Leduc Composite High     |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 49              |
| Zoning         | Zone 81         |
| Condo Fee      | \$320           |

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Listing information last updated on August 1st, 2025 at 3:47am MDT