

\$200,000 - 170 180 Bridgeport Boulevard, Leduc

MLS® #E4443586

\$200,000

3 Bedroom, 1.50 Bathroom, 1,233 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Conveniently located in the Brewery District, this beautifully renovated unit offers easy access to shopping centres, dining, gyms, golf, public transit, and is walking distance to Rogers Place and MacEwan University—ideal for students or professionals. The unique complex features a scenic walking path backing onto a landscaped green space, perfect for dog walks, picnics, or a quiet spot to relax. Inside, enjoy fresh paint, new baseboards, upgraded vinyl plank flooring, custom trims, refinished cupboards, new quartz kitchen counters, and stainless steel appliances. The bathroom has been fully updated with a new vanity, tub, toilet, and fixtures. Unlike most units in the complex, this one includes separate shut-off valves for the plumbing—no need to rely on the building system for maintenance. An AC attachment is also included, along with a brand-new washer and dryer. Enjoy serene views of the courtyard, plus the option to rent a second parking stall for just \$50/month.

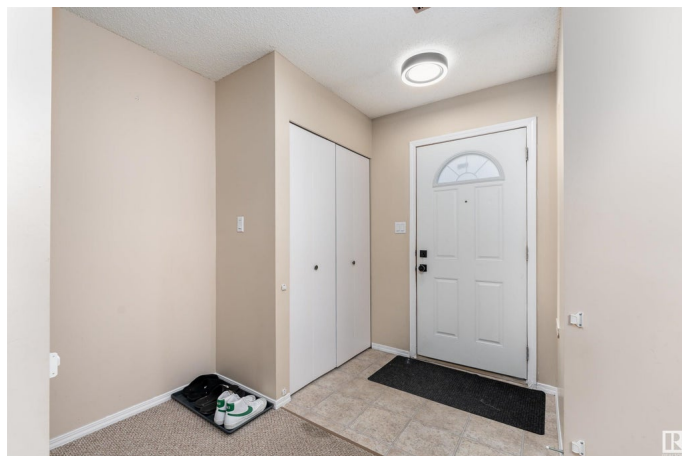
Built in 2004

Essential Information

MLS® # E4443586

Price \$200,000

Bedrooms 3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,233
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	170 180 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S1

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Boating, Corner Lot, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Private Setting, Ravine View, Schools, Stream/Pond, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 20th, 2025
Days on Market 1
Zoning Zone 81
Condo Fee \$363

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