

## **\$199,999 - 137 180 Bridgeport Boulevard, Leduc**

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MLS® #E4453471

**\$199,999**

3 Bedroom, 1.50 Bathroom, 1,267 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

INVESTORS, TRUCKERS and FIRST TIME HOME BUYERS alert. Or if you are a business owner and wants to buy an accomodation for your EMPLOYEE. Just 5 minutes to Edmonton airport and premium outlet mall. Close to Alberta's busiest Highway QE2 connecting from Edmonton to Calgary. Desirable community of Bridgeport, walking distance to Leduc Common shopping center, schools, parks, gym, restaurants and transit, this property combines with practical design and great location. This Bright and sunny corner unit townhouse main level features a spacious Living room, half washroom, Kitchen, Dining area, Patio and laundry/storage. Upstairs you'll find a large primary bedroom with walk-in closet, includes a full washroom and 2 bedrooms to accommodate family, guests, or a home office. Parking stall at the front entrance. As a no-basement design, this property offers efficient use of space with low-maintenance, LOW CONDO FEES and affordable living. Donâ€™t miss the chance to make this bright corner unit your new home!

Built in 2004

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4453471  |
| Price  | \$199,999 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,267             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 137 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Detectors Smoke, Parking-Pl |
| Parking   | Stall                       |

Interior

|              |                               |
|--------------|-------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, R |
| 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, Transportation, Race Track, Shopping Nearby, See Remarks, Private Park Access |
| Roof              | Asphalt Shingles                                                                                           |
| Construction      | Wood, Vinyl                                                                                                |



Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 18th, 2025  
Days on Market                52  
Zoning                              Zone 81  
Condo Fee                        \$363

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