

## **\$229,000 - 104 166 Bridgeport Boulevard, Leduc**

MLS® #E4428798

**\$229,000**

3 Bedroom, 2.50 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Affordable townhome, located in Bridgeport. Great location as it is close by Leduc Common with tons of shopping and 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. It has the perfect flow 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 offering 3 decent size bedrooms, 4 pcs bathroom. You have a large master bedroom and even has its own en-suite plus the other two bedrooms are decent sized as well, plus you have convenient top floor laundry. Great property for yourself or investment.

Built in 2008

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4428798  |
| Price          | \$229,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,033     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2008              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 104 166 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 0J8                      |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Parking-Visitor, Vinyl Windows |
| Parking   | Single Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, 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, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 13              |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$385   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 16th, 2025 at 1:47am MDT