

## **\$229,900 - 111 166 Bridgeport Boulevard, Leduc**

MLS® #E4444702

**\$229,900**

3 Bedroom, 2.50 Bathroom, 1,031 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

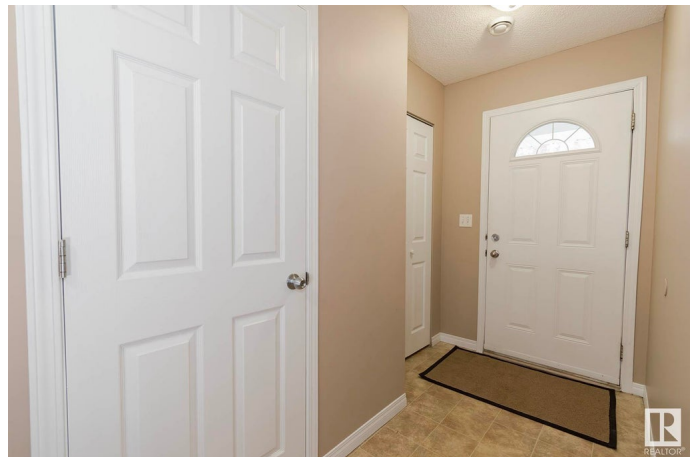
Discover this exceptional 3-bedroom townhome in family-friendly Bridgeport, perfectly positioned minutes from Leduc Common's extensive shopping and dining, with walking distance to multiple transit stops providing excellent connectivity to Edmonton and airport, plus close access to Leduc Recreation Centre's world-class 309k sq ft facilities. Built in 2008 with outstanding curb appeal, this well-maintained home offers effortless condo living with attached garage and thoughtful layout that flows seamlessly from entry with convenient half-bath, through open-concept kitchen with pantry and dining room featuring large windows, to the inviting living room with large windows, cozy gas fireplace and private backyard access to a small patio perfect for BBQ season. Upstairs, retreat to the spacious master bedroom with walk-in closet and en-suite, 2 additional well-proportioned bedrooms, complemented by convenient upper-level laundry. Pet-friendly and turnkey move-in ready, quality schools and recreational amenities

Built in 2008

### **Essential Information**

MLS® # E4444702

Price \$229,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,031             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 111 166 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 0J8                      |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Amenities      | Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                              |
| Parking        | Single Garage Attached         |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dryer, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |
| Zoning         | Zone 81         |
| Condo Fee      | \$385           |

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Listing information last updated on July 4th, 2025 at 6:32am MDT