

## **\$285,000 - 209 178 Bridgeport Boulevard, Leduc**

MLS® #E4442388

**\$285,000**

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 \$285,000



|                |                   |
|----------------|-------------------|
| 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 | 3               |
| Zoning         | Zone 81         |
| Condo Fee      | \$320           |

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 June 16th, 2025 at 10:17am MDT