

## \$178,000 - 403 164 Bridgeport Boulevard, Leduc

MLS® #E4452260

**\$178,000**

2 Bedroom, 1.00 Bathroom, 1,072 sqft

Condo / Townhouse on 0.00 Acres

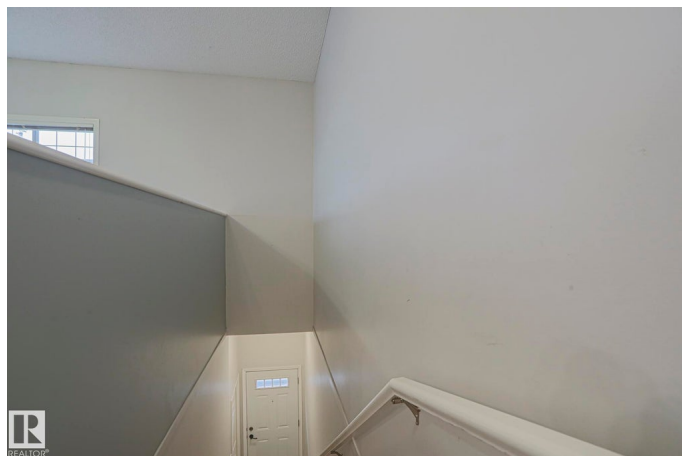
Bridgeport, Leduc, AB

Welcome to the Brooklands At Bridgeport in Leduc! This TOP FLOOR 2 bed, 1 bath carriage home has everything that you have been looking for. IN-SUITE LAUNDRY, 2 PARKING STALLS, PET FRIENDLY, WEST facing BALCONY & STORAGE. The main floor offers an open concept floor plan with laminate flooring, kitchen that includes pantry, eat-up bar and plenty of cabinet space. Both bedrooms are perfectly sized with master including a walk-in closet. Prime location close to Leduc Common with shopping, grocery store & restaurant's. Perfect opportunity to own your own home.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4452260          |
| Price          | \$178,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,072             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 403 164 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 0L3                      |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Off Street Parking, Parking-Visitor, Storage-In-Suite |
| Parking Spaces | 2                                                     |
| Parking        | 2 Outdoor Stalls                                      |

## Interior

|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                               |
| Stories      | 1                                                                       |
| Has Basement | Yes                                                                     |
| Basement     | None, No Basement                                                       |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 81          |
| Condo Fee      | \$326            |

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Listing information last updated on August 18th, 2025 at 7:17am MDT