

## \$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

"LOCATION, LOCATION, LOCATION",  
ALERT Great opportunity for INVESTORS,  
TRUCKERS and FIRST TIME HOME  
BUYERS. 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. Situated in a  
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. The main level features a  
spacious Living room, half washroom, Kitchen,  
Dining area and laundry/storage. Upstairs  
you'll find a large primary bedroom with walk-in  
closet, includes a full washroom and 2  
well-sized bedrooms to accommodate family,  
guests, or a home office. As a no-basement  
design, this property offers efficient use of  
space with low-maintenance 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  
Zoning                              Zone 81  
Condo Fee                         \$363

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