

## \$229,000 - 118 166 Bridgeport Boulevard, Leduc

MLS® #E4425186

**\$229,000**

3 Bedroom, 2.50 Bathroom, 1,033 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This property offers excellent proximity to Leduc Common and its numerous shopping and amenities. The complex is family-friendly, and the homes, built in 2008, feature attractive curb appeal. This townhome provides easy condo living with the added benefit of an attached garage. The layout flows seamlessly from the entry area, which includes a convenient half bathroom, past the open kitchen and dining room, to the living room with a door leading to the backyard and a cozy gas fireplace. Upstairs, you will find a large master bedroom with an en-suite bathroom, as well as two additional well-sized bedrooms. The convenience of top-floor laundry adds to the home's appeal. This property is ideal for both personal use and investment.

Built in 2008

### Essential Information

MLS® #	E4425186
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	118 166 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	Dishwasher-Built-In, Dryer, 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	Airport Nearby, Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	2
Zoning	Zone 81
Condo Fee	\$385

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