

## \$217,500 - 136 166 Bridgeport Boulevard, Leduc

MLS® #E4447466

**\$217,500**

3 Bedroom, 1.50 Bathroom, 1,031 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This affordable townhome located in Bridgeport is a great property either for yourself or as investment. Great location as it is close by Leduc Common with tons of shopping, restaurants, big box stores plus other amenities. The complex is family friendly and the homes have great curb appeal as it was built in 2008. Experience easy condo living with the convenience of your own attached garage and low condo fees. The home flows from entry area with convenient half bathroom, past open kitchen and dining room, living room with door to the back yard on one side and cozy gas fireplace on the other. Upstairs you have a very large master bedroom because they didn't try to squeeze in an en-suite plus the other two bedrooms are decent sized too. Topping it off, you have convenient top floor laundry making the most sense because it is where you need it.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447466  |
| Price      | \$217,500 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| 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     | 136 166 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**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Wall Mount   |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

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

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