

## \$229,900 - 201 164 Bridgeport Boulevard, Leduc

MLS® #E4465801

**\$229,900**

2 Bedroom, 1.50 Bathroom, 1,023 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to the NICE unit in the complex! This 2-bedroom, 2 full bathroom carriage-style condo offers unmatched privacy with its desirable NW exposure & bright, spacious layout. Enjoy the ease of no stairs & the convenience of your basically parking stall . Inside open-concept living area anchored by a nice kitchen with ample counter space. The primary suite features a walk-in closet, & 3-piece ensuite, while the second bedroom & full bath are ideal for guests, roommates, or a home office. A laundry room adds convenience, & the nearly 1000 SqFt . Step outside to your sunny patio perfect for entertaining or simply soaking up afternoon sun. Walking distance to SHOPPING PLAZA . The proximity to schools, shopping centers, and highways makes this location highly desirable for those seeking convenience and accessibility in their daily lives.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465801  |
| Price      | \$229,900 |
| Bedrooms   | 2         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,023             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 201 164 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8B2                      |

### Amenities

|           |               |
|-----------|---------------|
| Amenities | Vinyl Windows |
| Parking   | Stall         |

### Interior

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

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 1                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 81 |
| Condo Fee | \$314   |



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Listing information last updated on November 15th, 2025 at 2:47am MST