

## \$198,500 - 109 180 Bridgeport Boulevard, Leduc

MLS® #E4431974

**\$198,500**

3 Bedroom, 1.50 Bathroom, 1,284 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This charming 2-storey townhome offers a wonderful balance of space, comfort, and functionality. As you step inside, you'll be greeted by a spacious living area that invites you to relax, host, and make lasting memories. The bright white kitchen flows seamlessly into a large laundry room with bonus storage, making everyday living both easy and efficient.

Large patio doors fill the main floor with natural light and open onto your outdoor space. A convenient 2-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms, each with ample closet space, including a primary bedroom with a walk-in closet and a well-appointed 4-piece bathroom designed to meet the needs of a busy household. Nestled in a welcoming, family-friendly complex, this home places you close to schools, parks, shopping, and transit.

Built in 2004

### Essential Information

MLS® #	E4431974
Price	\$198,500
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,284
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	109 180 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S1

### Amenities

Amenities	Off Street Parking, On Street Parking, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
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, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 21st, 2025
Days on Market	71
Zoning	Zone 81
Condo Fee	\$363

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 1st, 2025 at 3:32pm MDT