# **\$274,000 - 209 178 Bridgeport Boulevard, Leduc**

MLS® #E4442388

#### \$274,000

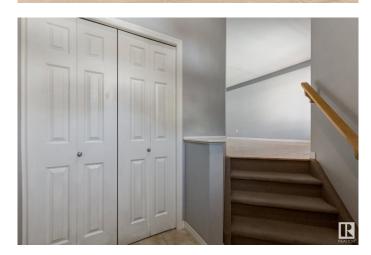
3 Bedroom, 2.50 Bathroom, 1,379 sqft Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Charming 3-Bedroom Townhouse with Finished Basement – Ideal for First-Time Buyers or Investors. This bright and functional 3-bedroom, 2.5-bath townhome offers incredible value for first-time buyers or savvy investors. With a fully finished basement and a single attached garage, it provides plenty of flexible space to meet your lifestyle needs. Inside, you'II find a well-designed layout that welcomes natural light into the dining and living areas, creating a warm, open atmosphere perfect for everyday living or entertaining. The bonus rec space in the basement adds versatilityâ€"think home office, gym, playroom, or media lounge. While a touch of TLC could elevate its charm even further, the home's great bones and layout make it a solid choice. Plus, with exterior maintenance, lawn care, and snow removal taken care of, you'll enjoy true low-maintenance living. Conveniently located near Leduc Common, you're just minutes away from shopping, restaurants, fitness centres, and other everyday amenities.







Built in 2005

# **Essential Information**

MLS® # E4442388 Price \$274,000 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,379

Acres 0.00

Year Built 2005

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 209 178 Bridgeport Boulevard

Area Leduc

Subdivision Bridgeport

City Leduc

County ALBERTA

Province AB

Postal Code T9E 8S8

#### **Amenities**

Amenities Off Street Parking, Closet Organizers, Detectors Smoke, No Animal

Home, Parking-Visitor, Patio, Storage-In-Suite, Television Connection

Parking Spaces 2

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator,

Stove-Electric, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through

Road, Not Fenced, Partially Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **School Information**

Elementary Leduc Estates / St. Bens
Middle Leduc Junior High School
High Leduc Composite High

#### **Additional Information**

Date Listed June 13th, 2025

Days on Market 35

Zoning Zone 81 Condo Fee \$320

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