

## \$215,000 - 143 180 Bridgeport Boulevard, Leduc

MLS® #E4433675

**\$215,000**

3 Bedroom, 1.50 Bathroom, 1,252 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This beautifully renovated 3-bedroom townhouse offers unbeatable value in a well-managed, family-friendly complex. Located steps from a massive park and playground, and just minutes to Leduc Common, Premium Outlet Mall, Costco, the airport and QE II for quick access in any direction. Parking is right by your door. Inside, enjoy stylish honey-toned vinyl plank flooring on the main and cozy carpet upstairs. The layout is functional and bright, featuring a spacious living room, dining area with large patio doors, and a clean white kitchen. Convenient main floor laundry doubles as extra pantry space, plus there's a handy powder room plus tucked away under the stairs you have your furnace & hot water tank so you are in charge. Upstairs you'll find 3 generously sized bedrooms with large closets and a full bath. Whether you're buying your first home or adding to your portfolio, this property is move-in ready and affordably priced!

Built in 2004

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4433675  |
| Price    | \$215,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,252             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 143 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8N6                      |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 1                                 |
| Parking        | Stall                             |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Public Transportation, River Valley View, Schools, Shopping Nearby, Private Park Access |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 1st, 2025  
Days on Market                23  
Zoning                              Zone 81  
Condo Fee                        \$363

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