

## \$229,000 - 104 166 Bridgeport Boulevard, Leduc

MLS® #E4445445

**\$229,000**

3 Bedroom, 2.50 Bathroom, 1,031 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Affordable Living in Bridgeport! This well kept 3 bedroom townhouse offers great value in a family-friendly complex with great curb appeal. Built in 2008 and located just minutes from Leduc Common, youâ€™ll love the convenience of having shopping, dining, and other amenities right by your home plus enjoy the convenience of your own attached garage. The main floor features a practical layout with an open kitchen including granite countertop, bright dining area, and cozy living room with gas fireplace. A convenient half bath is located near the front entry for when friends come by and patio door off the living room leads to your backyard space. Upstairs, the master bedroom offers its own 3 piece ensuite, while the other two bedrooms are comfortably sized. Bonus top floor laundry for added convenience. Whether youâ€™re a first-time buyer or an investor, this is a smart choice for affordable home ownership.

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4445445  |
| Price      | \$229,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| 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     | 104 166 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 0J8                      |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Parking-Visitor, Vinyl Windows |
| Parking   | Single Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, 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, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed July 3rd, 2025

Days on Market 6

Zoning Zone 81

Condo Fee \$385

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Listing information last updated on July 9th, 2025 at 1:18pm MDT