

\$399,900 - 151 Bridgeport Boulevard, Leduc

MLS® #E4428719

\$399,900

3 Bedroom, 2.50 Bathroom, 1,610 sqft
Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Affordability at its finest! Welcome to BRIDGEPORT Leduc where HOME OWNERSHIP is possible! This small-town community has all the comforts of modern living & amenities nearby. Amazing location backing onto greenspace with a fully landscaped, fenced & "decked-out" backyard to enjoy that afternoon sun all year round! Features 3 bedrooms, 2.5 bathrooms & oversized windows for a myriad of natural light. Welcoming foyer with front flex room (great work/study space) transitions to spacious kitchen/dining area with abundance of maple cabinetry, peninsula style eat-on countertop, corner pantry, upscale appliances & tile backsplash. Cozy family room showcases mantled gas F/P & views of private yard. A few steps up, you are welcomed by a large owner's suite with exclusive 4 pc ensuite & WIC. 2 junior rooms w/shelving nooks & 4pc bath. Basement is unfinished and awaits your personal touch. Back dble gravel parking pad. Incredible value & great opportunity for 1st time buyers & investors. Don't let this one slip away!



Built in 2007

Essential Information

| | |
|--------|-----------|
| MLS® # | E4428719 |
| Price | \$399,900 |

| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,610 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 151 Bridgeport Boulevard |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 0H8 |

Amenities

| | |
|-----------|---|
| Amenities | On Street Parking, Deck, Detectors Smoke, Hot Water Electric, Smart/Program. Thermostat, Television Connection, Vinyl Windows, Natural Gas Stove Hookup |
| Parking | No Garage, Rear Drive Access, See Remarks |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert, Mantel, Tile Surround |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|--------------------------|
| Elementary | Willow Park School |
| Middle | West Haven Public School |
| High | Leduc Composite High |

Additional Information

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|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 8 |
| Zoning | Zone 81 |

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Listing information last updated on April 11th, 2025 at 12:47am MDT