

## **\$199,999 - 137 180 Bridgeport Boulevard, Leduc**

---

MLS® #E4453471

**\$199,999**

3 Bedroom, 1.50 Bathroom, 1,267 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

INVESTORS, TRUCKERS and FIRST TIME HOME BUYERS alert. Or if you are a business owner and wants to buy an accomodation for your EMPLOYEE. Just 5 minutes to Edmonton airport and premium outlet mall. Close to Alberta's busiest Highway QE2 connecting from Edmonton to Calgary. Situated in a desirable community of Bridgeport, walking distance to Leduc Common shopping center, schools, parks, gym, restaurants and transit, this property combines with practical design and great location. This Bright and sunny corner unit townhouse main level features a spacious Living room, half washroom, Kitchen, Dining area, Patio and laundry/storage. Upstairs you'll find a large primary bedroom with walk-in closet, includes a full washroom and 2 well-sized bedrooms to accommodate family, guests, or a home office. Parking stall at the front entrance. As a no-basement design, this property offers efficient use of space with low-maintenance and affordable living. Donâ€™t miss the chance to make this bright corner unit your new home!

Built in 2004

### **Essential Information**

MLS® #	E4453471
Price	\$199,999



Bedrooms 3  
 Bathrooms 1.50  
 Full Baths 1  
 Half Baths 1  
 Square Footage 1,267  
 Acres 0.00  
 Year Built 2004  
 Type Condo / Townhouse  
 Sub-Type Townhouse  
 Style 2 Storey  
 Status Active

**Community Information**

Address 137 180 Bridgeport Boulevard  
 Area Leduc  
 Subdivision Bridgeport  
 City Leduc  
 County ALBERTA  
 Province AB  
 Postal Code T9E 8S1

**Amenities**

Amenities Detectors Smoke, Parking-Pl  
 Parking Stall

**Interior**

Appliances Dishwasher-Built-In, Dryer, R  
 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,  
 Transportation, Race Track,  
 Shopping Nearby, See Remarks, Private Park Access  
 Roof Asphalt Shingles  
 Construction Wood, Vinyl



Foundation            Concrete Perimeter

**Additional Information**

Date Listed            August 18th, 2025

Days on Market        24

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 September 11th, 2025 at 2:32pm MDT