

## \$228,000 - 132 166 Bridgeport Boulevard, Leduc

MLS® #E4457067

**\$228,000**

3 Bedroom, 1.50 Bathroom, 1,138 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

This charming townhome in Bridgeport is the perfect opportunity for both first-time buyers and investors. Located just moments from Leduc Common, you'll have easy access to shopping, dining, and all the essentials for daily living. Step inside to find a cozy, low-maintenance home featuring beautiful vinyl plank flooring throughout and newer kitchen appliances that add a fresh, modern touch. The open-concept main floor offers a spacious kitchen and dining area, flowing seamlessly into the inviting living room with a warm gas fireplace and easy access to the backyard—ideal for relaxing or entertaining. A convenient half-bathroom rounds out this level. Upstairs, you'll discover a generously-sized master bedroom along with two additional cozy bedrooms. Plus, the laundry is conveniently located on the top floor, making chores a breeze. With its blend of comfort, style, and a fantastic location, this townhome is a wonderful place to settle down or add to your investment portfolio.

Built in 2008

### Essential Information

MLS® # E4457067

Price \$228,000

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,138             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 132 166 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8K8                      |

### **Amenities**

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Single Garage Attached                                        |

### **Interior**

|              |                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                         |
| Fireplace    | Yes                                                                                               |
| Fireplaces   | Mantel                                                                                            |
| Stories      | 2                                                                                                 |
| Has Basement | Yes                                                                                               |
| Basement     | None, No Basement                                                                                 |

### **Exterior**

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                 |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 7                   |
| Zoning         | Zone 81             |
| Condo Fee      | \$385               |

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Listing information last updated on September 16th, 2025 at 3:47pm MDT