

## \$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**

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

### **Additional Information**

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

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