

# \$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 | 9               |
| Zoning         | Zone 81         |

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Listing information last updated on April 11th, 2025 at 11:02pm MDT