

Courtesy Of Gerard Y Hagan Of Sterling Real Estate

## **\$274,000 - 209 178 Bridgeport Boulevard, Leduc**

MLS® #E4442388

**\$274,000**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Charming 3-Bedroom Townhouse with Finished Basement – Ideal for First-Time Buyers or Investors. This bright and functional 3-bedroom, 2.5-bath townhome offers incredible value for first-time buyers or savvy investors. With a fully finished basement and a single attached garage, it provides plenty of flexible space to meet your lifestyle needs. Inside, you’ll find a well-designed layout that welcomes natural light into the dining and living areas, creating a warm, open atmosphere perfect for everyday living or entertaining. The bonus rec space in the basement adds versatility—think home office, gym, playroom, or media lounge. While a touch of TLC could elevate its charm even further, the home’s great bones and layout make it a solid choice. Plus, with exterior maintenance, lawn care, and snow removal taken care of, you’ll enjoy true low-maintenance living. Conveniently located near Leduc Common, you’re just minutes away from shopping, restaurants, fitness centres, and other everyday amenities.

Built in 2005

### **Essential Information**

MLS® # E4442388

Price \$274,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,379
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	209 178 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S8

### Amenities

Amenities	Off Street Parking, Closet Organizers, Detectors Smoke, No Animal Home, Parking-Visitor, Patio, Storage-In-Suite, Television Connection
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Leduc Estates / St. Bens
Middle	Leduc Junior High School
High	Leduc Composite High

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	22
Zoning	Zone 81
Condo Fee	\$320

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