

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

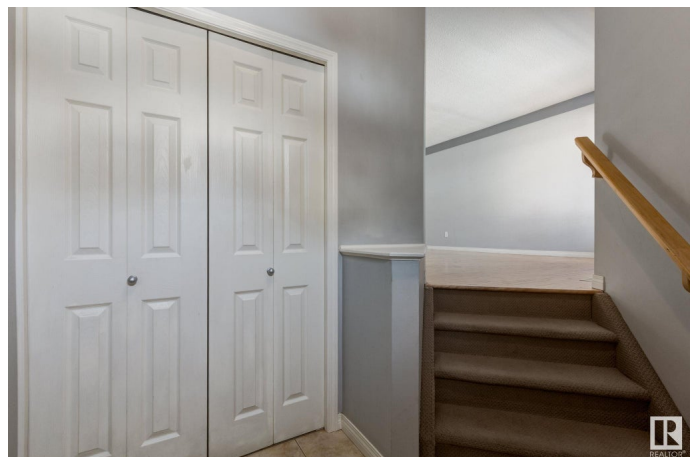
Charming 3-Bedroom Townhouse with Finished Basement – Ideal for First-Time Buyers or Investors. This bright and functional 3-bedroom, 2.5-bath townhome offers incredible value for first-time buyers or savvy investors. With a fully finished basement and a single attached garage, it provides plenty of 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 | 39 |
| Zoning | Zone 81 |
| Condo Fee | \$320 |

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Listing information last updated on July 21st, 2025 at 11:02pm MDT