

## **\$169,000 - 125 180 Bridgeport Boulevard, Leduc**

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MLS® #E4425307

**\$169,000**

3 Bedroom, 1.50 Bathroom, 1,164 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Attention investors or First Time Home Buyers!  
Very affordable 3 bedroom townhouse in well managed family friendly complex. Attractively priced & close by many amenities including Leduc Common Shopping Centre, Premium Outlet, Costco and the International Airport as well as QE II highway so you can go north or south quick & easy. Across the road you have a huge park & playground. The home itself is an end unit so it is quieter and offers you a functional layout with main floor comprising large living room, dining room with large sliding doors letting in light & leading to your patio plus a decent sized kitchen. Next to that you have large laundry with enough storage to act as decent pantry, along with a convenient powder room just by it plus tucked away under the stairs you have your furnace & hot water tank. Heading upstairs you have three decent sized bedrooms plus full bathroom making this a tidy investment or an ideal starter home.



Built in 2004

### **Essential Information**

MLS® #	E4425307
Price	\$169,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1

Half Baths	1
Square Footage	1,164
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	125 180 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8S1

### **Amenities**

Amenities	Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	Stall

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	\$363

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Listing information last updated on March 13th, 2025 at 8:32am MDT