

\$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 12th, 2025 at 10:32am MDT