

## \$159,900 - 402 164 Bridgeport Boulevard, Leduc

MLS® #E4447654

**\$159,900**

2 Bedroom, 1.00 Bathroom, 994 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Calling all first-time buyers and investors! This budget-friendly carriage home has 2 roomy bedrooms and walk-in-closets, a full 4-piece bath, and a super functional kitchen with pantry and tons of counter space. Open dining and living area with patio doors leading to your own patio—perfect for morning coffee or a BBQ (gas BBQ included!). The laundry is tucked into the mechanical room just off the kitchen, plus there's extra exterior storage. One parking stall included (#34), with lots of visitor and street parking nearby. Steps to Leduc Common for shopping, restaurants, groceries and more. Quick drive to the YEG International airport!

Built in 2008

### Essential Information

MLS® #	E4447654
Price	\$159,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	994
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Carriage



Style	Bungalow
Status	Active

### Community Information

Address	402 164 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0L3

### Amenities

Amenities	Ceiling 9 ft., Patio, Storage-In-Suite
Parking Spaces	1
Parking	Stall, See Remarks

### Interior

Appliances	Dishwasher-Built-In, Garburator, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	See Remarks, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 14th, 2025
Days on Market	1
Zoning	Zone 81
Condo Fee	\$345

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Listing information last updated on July 15th, 2025 at 2:17am MDT