

## **\$169,900 - 108 164 Bridgeport Boulevard, Leduc**

MLS® #E4451800

**\$169,900**

2 Bedroom, 1.00 Bathroom, 1,011 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to "Brooklands at Bridgeport!" Why pay rent? Start building equity today! Low condo fees which include water and sewer. This 1011 sq.ft. coach home condo is located in the premiere subdivision of Bridgeport. Located close to parks, school, restaurants and the major shopping district of Leduc Common. This inviting condo unit features two spacious bedrooms; both with walk in closets, open kitchen with maple cabinets, pantry and raised breakfast bar. The laundry room is located adjacent to the kitchen and includes a stacker washer/dryer. Patio doors, off the spacious living room, lead to an enclosed east facing patio; perfect for the first cup of morning coffee! Outdoor storage unit! An exceptional unit close to major transportation routes & adjacent to Walmart, Canadian Tire, Rona, Staples and many restaurants. Cool and comfortable during the summer months! Parking stall #7. Quick access to the airport and QE2. Priced to sell! Don't miss your chance to own in one of Leduc's most sought after area!

Built in 2008

### **Essential Information**

MLS® # E4451800

Price \$169,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,011             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 108 164 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 0L3                      |

### **Amenities**

|           |                                                                                    |
|-----------|------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Parking-Visitor, Patio, Storage-Locker Room, Natural Gas BBQ Hookup |
| Parking   | Stall                                                                              |

### **Interior**

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

### **Exterior**

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                               |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 7th, 2025  
Days on Market                17  
Zoning                              Zone 81  
Condo Fee                        \$345

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