

# \$189,900 - 502 164 Bridgeport Boulevard, Leduc

MLS® #E4424387

**\$189,900**

2 Bedroom, 1.00 Bathroom, 1,111 sqft  
Condo / Townhouse on 0.00 Acres

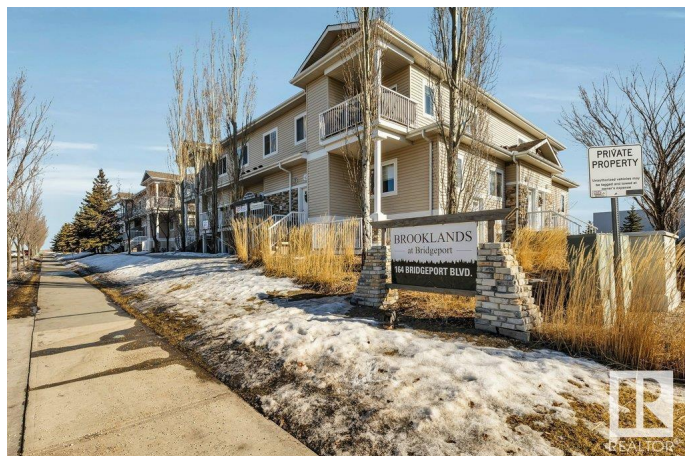
Bridgeport, Leduc, AB

Welcome to Bridgeport! This spacious stacked condo unit, offering over 1,111+ sq. ft. of living space, is the perfect opportunity for first-time homebuyers or savvy investors looking to enter or expand their real estate portfolio. Featuring 2 well-sized bedrooms and a full bathroom, this home boasts an open-concept layout that maximizes space and functionality. The large living room and dining area provide ample space for entertaining or relaxing, while the L-shaped kitchen is ideal for preparing meals and enjoying time at home. Conveniently located just steps away from Leduc Common, you'll have easy access to an array of restaurants, shopping, and amenities. Quick connections to Highway 2 & proximity to the Edmonton International Airport! Whether you're looking for your first home or a rental property with strong potential, this condo has it all! Newer Appliances! WASHER & DRYER 2024. FRIDGE -2023. DISHWASHER & STOVE WILL BE BRAND NEW. Seller is offering a new Microwave 2024!

Built in 2007

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4424387  |
| Price    | \$189,900 |
| Bedrooms | 2         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,111             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 502 164 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 0L3                      |

### **Amenities**

|                |       |
|----------------|-------|
| Amenities      | Patio |
| Parking Spaces | 1     |
| Parking        | Stall |

### **Interior**

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

### **Exterior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                            |
| Exterior Features | Back Lane, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                            |

Foundation            Concrete Perimeter

### **School Information**

Elementary            Linsford Park School

Middle                Riverview River School

High                    Leduc Composite High

### **Additional Information**

Date Listed            March 6th, 2025

Days on Market      30

Zoning                 Zone 81

Condo Fee             \$345

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Listing information last updated on April 5th, 2025 at 6:47am MDT