

## \$415,500 - 157 Bridgeport Boulevard, Leduc

MLS® #E4434526

**\$415,500**

4 Bedroom, 2.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Pay Attention First Time Home Buyers as this home is for you. Extremely affordable and located in desirable Bridgeport close by Leduc Common with lots of shopping conveniently near by. This home has a lot to offer. Main floor features large living room with big windows letting in lots of natural light so this home always feels bright and welcoming. A convenient 2 piece bathroom on the main floor. Decent sized kitchen and large open dining room. The back entrance leads to an extensive rear deck, ideal for summer BBQs™ and gatherings. As well as plenty of parking for you and your guests. Upstairs, the primary is spacious with a spacious walk in closet. Additional two bedrooms are decent sized and if you need more room, the basement is fully finished with a 4th bedroom, 3 piece bathroom and family room, perfect to watch movies, games room, gym, home office or whichever your heart desires.

Built in 2007

### Essential Information

MLS® #	E4434526
Price	\$415,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,198
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	157 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H8

### **Amenities**

Amenities	Off Street Parking, Deck, Parking-Visitor
Parking	See Remarks

### **Interior**

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed May 4th, 2025

Days on Market 4

Zoning Zone 81

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Listing information last updated on May 8th, 2025 at 2:32am MDT