

## \$369,900 - 163 Bridgeport Boulevard, Leduc

MLS® #E4458356

**\$369,900**

3 Bedroom, 1.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

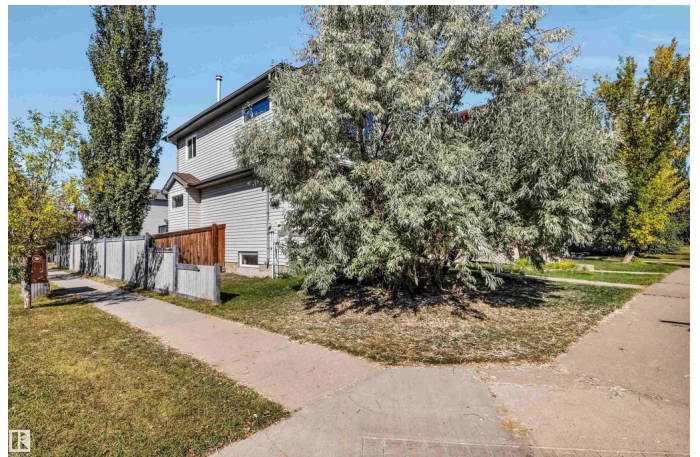
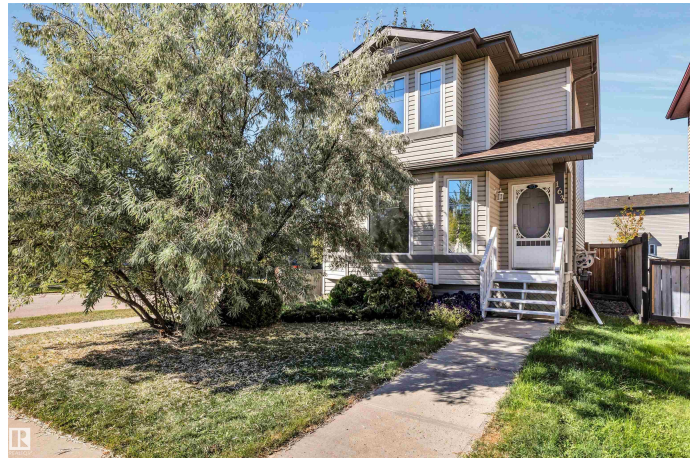
Bridgeport, Leduc, AB

Welcome to this bright & welcoming 3 bedroom home in the sought-after Bridgeport neighborhood! NEW shingles, NEW carpet & FRESH paint! Large kitchen w/ space to add an island- if wanted! Large privacy tinted windows throughout! This is a great starter family home! Upstairs has 3 bedrooms and a central 4pc bathroom. The primary bedroom has a walk-in closet! Downstairs is ready to develop to fit your needs, there is a rough-in for additional 3rd bathroom! Add some value in this home! Outside you have a large deck overlooking mature trees and views. PLUS there is space to add a double garage! Private, fully fenced yard, with room to play, entertain & garden! As a perk there is a shed! Convenient location close to parks & greenspaces, walking distance to Leduc Common, Walmart, Canadian Tire, and other amenities. Just 10 minutes to YEG airport, 6min to golf! A must see!

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4458356  |
| Price      | \$369,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,209                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 163 Bridgeport Boulevard |
| Area        | Leduc                    |
| Subdivision | Bridgeport               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0H8                  |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Deck, Vinyl Windows, See Remarks                 |
| Parking   | 2 Outdoor Stalls, Rear Drive Access, See Remarks |

### Interior

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                           |
| Stories      | 2                                                                                   |
| Has Basement | Yes                                                                                 |
| Basement     | Full, Unfinished                                                                    |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                        |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Vinyl                                                                        |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

Date Listed September 18th, 2025

Days on Market 1

Zoning Zone 81

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Listing information last updated on September 19th, 2025 at 1:02am MDT