

\$369,900 - 163 Bridgeport Boulevard, Leduc

MLS® #E4458356

\$369,900

3 Bedroom, 1.50 Bathroom, 1,209 sqft

Single Family on 0.00 Acres

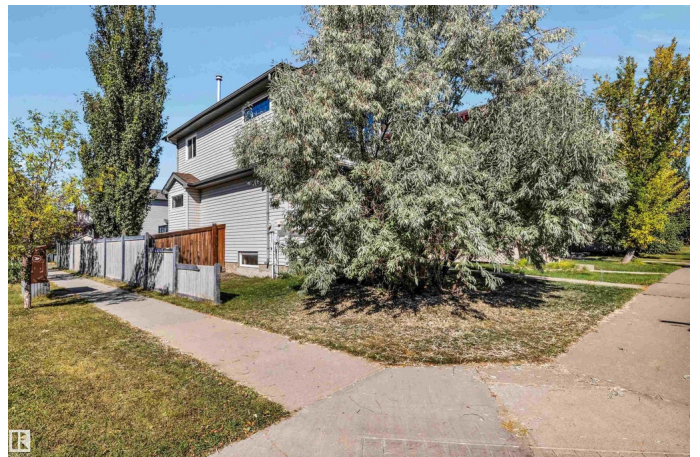
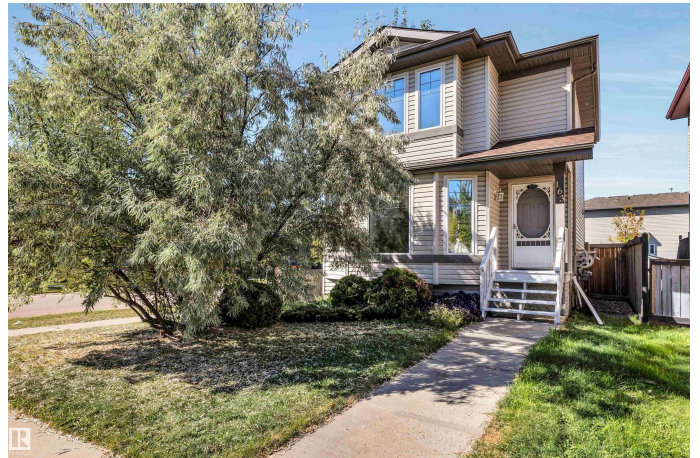
Bridgeport, Leduc, AB

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 6

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 24th, 2025 at 4:32pm MDT