

# \$195,000 - 166 180 Bridgeport Boulevard, Leduc

MLS® #E4456645

**\$195,000**

3 Bedroom, 1.50 Bathroom, 1,285 sqft  
Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Move-in Ready & Affordable! This tastefully renovated 3-bedroom, 1.5-bath townhouse offers outstanding value in a well-managed, family-friendly complex. Ideally located steps from the park and playground, and just minutes from Leduc Common, Premium Outlet Mall, Costco, the airport, and easy access to QE II. Highlights include luxury vinyl plank flooring throughout (carpet-free for easy maintenance), fresh paint, new baseboards and trim, and a bright, welcoming interior. With immediate possession available, this home is perfect for first-time buyers, downsizers, or investors looking for a turn-key rental opportunity.

Built in 2004

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456645          |
| Price          | \$195,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,285             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 166 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

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

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 81             |
| Condo Fee      | \$363               |

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Listing information last updated on September 15th, 2025 at 4:02am MDT