

\$485,000 - 18 Bridgeport Boulevard, Leduc

MLS® #E4443424

\$485,000

3 Bedroom, 2.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome home to this family-friendly gem in Bridgeport! The main floor features updated lighting and vinyl plank flooring, a spacious living room with gas fireplace, and a large dining nook that opens to the backyard. The kitchen offers updated countertops, a centre island, and corner pantry - perfect for busy households. You'll also find main floor laundry and a convenient 2 pc bath. Upstairs are 3 bedrooms including a spacious primary with a 4 pc ensuite and walk-in closet, plus another full 4 pc bath. The finished basement has a rec room and room to add another bathroom. Enjoy the outdoors with a fully fenced yard, 2-tiered deck, RV parking, 2 sheds, and alley access. Located near parks, playgrounds, walking paths, and shopping. Additional updates include central A/C and a heated double attached garage with epoxy flooring - this home is ready for you to move in and enjoy!

Built in 2002

Essential Information

| | |
|------------|-----------|
| MLS® # | E4443424 |
| Price | \$485,000 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,462 |
| Acres | 0.00 |
| Year Built | 2002 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 18 Bridgeport Boulevard |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8G8 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking | Double Garage Attached, Heated, RV Parking |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 5 |
| Zoning | Zone 81 |

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