

## \$380,000 - 149 Bridgeport Boulevard, Leduc

MLS® #E4450412

**\$380,000**

3 Bedroom, 2.50 Bathroom, 1,379 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Perfect starter home backing onto a park! This bright and welcoming home offers 3 bedrooms, including a primary with its own ensuite. The functional U-shaped kitchen provides plenty of cabinet and counter space. The living and dining room are bright and spacious. The basement is drywalled and ready for development—with potential for an extra bedroom, recreation room, and bathroom. Enjoy the backyard deck and garden area with room to build a future double garage. Watch your kids play in the park located steps behind your home. Convenient location within walking distance to Walmart, Canadian Tire, and other amenities. Just 7 minutes to the airport!

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450412  |
| Price          | \$380,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,379     |
| Acres          | 0.00      |
| Year Built     | 2007      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 149 Bridgeport Boulevard |
| Area        | Leduc                    |
| Subdivision | Bridgeport               |
| City        | Leduc                    |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T9E 0H8                  |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Deck              |
| Parking   | Rear Drive Access |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                       |
| Stories           | 2                                                                                               |
| Has Basement      | Yes                                                                                             |
| Basement          | Full, Partially Finished                                                                        |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 81         |

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Listing information last updated on August 5th, 2025 at 6:32am MDT