

## \$289,000 - 311 178 Bridgeport Boulevard, Leduc

MLS® #E4450585

**\$289,000**

3 Bedroom, 2.50 Bathroom, 1,383 sqft

Condo / Townhouse on 0.00 Acres

Bridgeport, Leduc, AB

Beautiful renovated townhome with a double sized tandem garage. Located in Bridgeport community, is this 3 bedroom and a den home complete with a nice sized living room with gas fireplace. The kitchen has new Stainless Steel appliances, new counter tops, beautiful flooring throughout, off the dining area is a 2 piece washroom. Off the dining area you will find a nice sized patio with privacy. Head upstairs, is the primary bedroom with a 4 piece bathroom, walk in closet. The 2 additional bedrooms share the other 4 piece bathroom. Upstairs laundry with newer washer and dryer. The basement is where you will find a den, storage area and your garage that enters this level. Great complex. Some photos are virtually staged.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450585  |
| Price          | \$289,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,383     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2005              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 311 178 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S8                      |

### Amenities

|                |        |
|----------------|--------|
| Amenities      | Deck   |
| Parking Spaces | 3      |
| Parking        | Tandem |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Fireplace         | Yes                                                                                                                            |
| Fireplaces        | Mantel                                                                                                                         |
| Stories           | 3                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior          | Wood, Brick, Vinyl                 |
| Exterior Features | Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                   |
| Construction      | Wood, Brick, Vinyl                 |
| Foundation        | Concrete Perimeter                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 81         |
| Condo Fee      | \$320           |

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Listing information last updated on August 2nd, 2025 at 9:31am MDT