

## \$187,000 - 118 180 Bridgeport Boulevard, Leduc

MLS® #E4461383

**\$187,000**

3 Bedroom, 1.50 Bathroom, 1,206 sqft  
Condo / Townhouse on 0.00 Acres

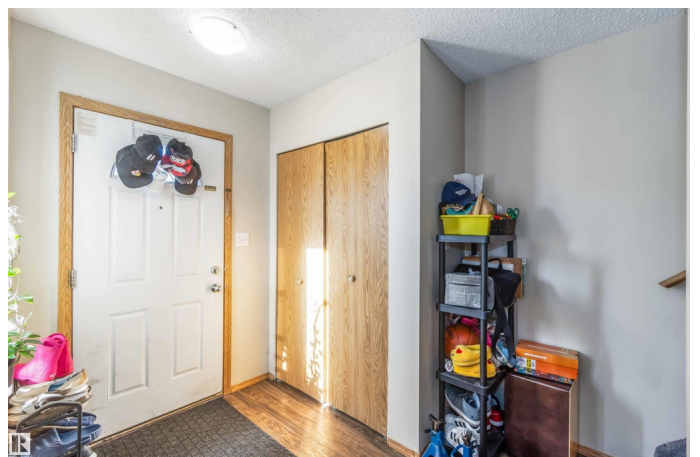
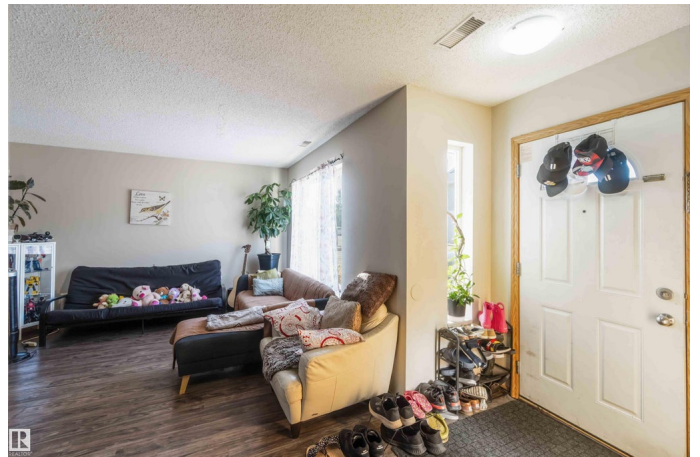
Bridgeport, Leduc, AB

Perfect starter home or investment opportunity in desirable Bridgeport! This bright and welcoming 3 bed, 1.5 bath townhouse condo offers a spacious living room with large windows and a patio door that fills the space with natural light. The open-concept kitchen is well laid out with plenty of cabinet space and flows into a generously sized dining area. The main floor also features a convenient half bath and in-suite laundry. Upstairs, you'll find three comfortably sized bedrooms, a full 4-piece bath, and a walk-in closet in the primary bedroom. Enjoy outdoor living with your private patio backing onto green space—perfect for relaxing and entertaining. This unit also includes a powered parking stall right at your doorstep. Ideally situated just minutes from Leduc Common, schools, golf courses, the recreation centre, and the Edmonton International Airport. Quick access to Hwy 2 and 50th Street makes commuting a breeze! All this home needs is YOU!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461383  |
| Price     | \$187,000 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,206             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 118 180 Bridgeport Boulevard |
| Area        | Leduc                        |
| Subdivision | Bridgeport                   |
| City        | Leduc                        |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T9E 8S1                      |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Detectors Smoke, Parking-Plug-Ins |
| Parking   | Stall                             |

### Interior

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

### Exterior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                      |
| Exterior Features | Airport Nearby, Flat Site, Fruit Trees/Shrubs, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                               |

**School Information**

|            |                         |
|------------|-------------------------|
| Elementary | Willow Park School      |
| Middle     | Ecole Leduc Junior High |
| High       | Ohpaho Secondary School |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 81           |
| Condo Fee      | \$363             |

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Listing information last updated on October 29th, 2025 at 8:17am MDT