# \$474,900 - 18 Bridgeport Boulevard, Leduc

MLS® #E4443424

### \$474.900

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!

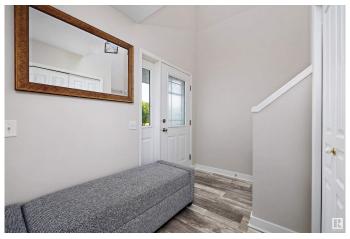
Built in 2002

#### **Essential Information**

MLS® # E4443424 Price \$474,900

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 29

Zoning Zone 81

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