

\$464,000 - 197 Bridgeport Boulevard, Leduc

MLS® #E4423880

\$464,000

4 Bedroom, 3.50 Bathroom, 1,600 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

This beautifully designed 4-BDRM, 3.5-BATH home is perfectly situated on a corner lot next to a scenic park! You will be greeted by a spacious foyer & a Den/Study. Featuring a bright and airy open-concept main floor, the living, dining, and kitchen areas flow seamlessly together—ideal for entertaining. Large windows fill the space with natural light, creating a warm and inviting atmosphere. The upper floor offers 2 spacious bedrooms, including a primary suite with ample closet space. The Fully Finished Basement is a standout feature, offering a 4th BDRM, a den, family room, a bar sink with kitchen cabinets, and a separate entrance from the back door side. This space is perfect for extended family, guests, or potential rental income. Unwind and relax in the hot tub (purchased in May 2020), a perfect addition for year-round enjoyment. Prime location! Just a 5-minute walk to Leduc Common shopping area and a 5-minute drive to schools, this home offers ultimate convenience for families and professionals alike.

Built in 2005

Essential Information

MLS® # E4423880

Price \$464,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,600 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 197 Bridgeport Boulevard |
| Area | Leduc |
| Subdivision | Bridgeport |
| City | Leduc |
| County | ALBERTA |
| Province | AB |
| Postal Code | T9E 8N6 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck, Hot Tub |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Hot Tub |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Park/Reserve, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |

| | |
|--------------|--------------------|
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | March 4th, 2025 |
| Days on Market | 47 |
| Zoning | Zone 81 |

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