

## **\$389,900 - 157 Bridgeport Boulevard, Leduc**

MLS® #E4439350

**\$389,900**

4 Bedroom, 2.50 Bathroom, 1,198 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Perfect starter home in Bridgeport—just minutes from the boutiques, caf  s, and big-box convenience of Leduc Common. Step inside to a bright, welcoming living room where oversized windows bathe the space in natural light. A handy main-floor powder room sits just off the entry. At the back of the home, the kitchen flows into an airy dining area—ready for weeknight dinners or weekend entertaining. Swing open the garden door and you  re on an expansive rear deck, tailor-made for summer barbecues. Parking for you and your guests is plentiful. Upstairs, the primary suite feels generous: think ample square footage plus a true walk-in closet. Two additional bedrooms complete the level. Need more space? The fully finished basement delivers a versatile family room, fourth bedroom, and a three-piece bath—ideal for movie nights, a home gym, games room, or quiet office. Affordable, move-in ready, and in a location that keeps daily errands blissfully simple—this checks all the boxes for first-time buyer.

Built in 2007

### **Essential Information**

MLS® # E4439350

Price \$389,900



Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,198
Acres	0.00
Year Built	2007
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	157 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 0H8

### Amenities

Amenities	Deck, Front Porch, Parking-Visitor
Parking	2 Outdoor Stalls, Parking Pad Cement/Paved, Rear Drive Access

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                St.Benedict  
Middle                    Ecole Leduc  
High                        Leduc Composite

**Additional Information**

Date Listed                May 28th, 2025  
Days on Market        7  
Zoning                     Zone 81

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