

\$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	46
Zoning	Zone 81

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