

## \$526,000 - 18 Bridgeport Blvd, Leduc

MLS® #E4435161

**\$526,000**

3 Bedroom, 2.50 Bathroom, 1,476 sqft

Single Family on 0.00 Acres

Bridgeport, Leduc, AB

Welcome to Bridgeport! This beautifully updated two-storey home is move-in ready and full of modern features. Enjoy a heated double attached garage with epoxy flooring, central A/C, and a fully finished basement with a large rec room. The open main floor offers a bright, south-facing layout with a white kitchen, new countertops, pantry, and a large peninsula eating bar that flows into the dining and living areas—complete with a cozy gas fireplace. You'll also find a convenient half bath and main floor laundry. Upstairs, the spacious primary bedroom fits a king-size bed, with a walk-in closet and 4-piece ensuite. Two more good-sized bedrooms and another full bath complete the upper level. Outside, relax on the 2-tier deck, enjoy evenings around the fire pit, and access the back lane. Walking distance to parks, playgrounds, Walmart, shopping centres, and close to the airport. A must-see!

Built in 2002

### Essential Information

MLS® #	E4435161
Price	\$526,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,476
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	18 Bridgeport Blvd
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 8G8

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 8th, 2025

Days on Market 1

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 9th, 2025 at 5:32pm MDT