

## \$485,000 - 18 Bridgeport Boulevard, Leduc

MLS® #E4443424

**\$485,000**

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	\$485,000
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	3
Zoning	Zone 81

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Listing information last updated on June 23rd, 2025 at 3:18pm MDT