

\$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	13
Zoning	Zone 81

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