

## **\$308,000 - 157 Bridgeport Boulevard, Leduc**

MLS® #E4241917

### **\$308,000**

4 Bedroom, 3.00 Bathroom, 1,191 sqft  
Single Family on 0.08 Acres

Bridgeport, Leduc, AB

Pay Attention First Time Home Buyers as this home is for you. Extremely affordable and located in desirable Bridgeport close by Leduc Common with lots of shopping conveniently near by. This home has a lot to offer starting with freshly painted throughout and new carpet upstairs so its comfortable on your feet. Main floor features large living room with big windows letting in lots of light so this home always feels bright and welcoming. A convenient 2 piece bathroom on the main for when friends come by. Decent sized kitchen and large open dining room just by it plus it has back door leading to extensive rear deck, ideal for summer BBQs. Upstairs, the main bedroom is large like the living room and walk in closet has plenty of space for your clothes. The other two bedrooms are decent sized and if you need more room, the basement is fully finished with a 4th bedroom, 2nd bathroom and family room which is perfect to watch movies, turn into a games room, gym, home office or what ever you want.



Built in 2007

### **Essential Information**

MLS® #	E4241917
Price	\$308,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,191
Acres	0.08
Year Built	2007
Type	Single Family
Sub-Type	Residential Detached Single Family
Style	2 Storey
Status	ACTIVE
Zone	Zone 81

### **Community Information**

Address	157 Bridgeport Boulevard
Area	Leduc
Subdivision	Bridgeport
City	Leduc
County	ALBERTA
State	AB
Zip Code	T9E 0H8

### **Amenities**

Features	Deck
Parking Spaces	2
Parking	No Garage, On Street, Off Street

### **Interior**

Interior	Carpet, Laminate Flooring
Interior Features	Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
# of Stories	3
Has Basement	Yes
Basement	Full, Fully Finished

### **Exterior**

Exterior	Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Park/Reserve, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

### **Additional Information**

Date Listed	May 3rd, 2021
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