

## \$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 | 47              |
| 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 April 20th, 2025 at 10:17am MDT