

Courtesy Of Dorothy M Cornel Of RE/MAX River City

## **\$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 32  
Zoning Zone 81

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Listing information last updated on April 5th, 2025 at 1:47am MDT